

## \$561,900 - 3506 66 Street, Beaumont

MLS® #E4446081

**\$561,900**

5 Bedroom, 4.00 Bathroom, 1,622 sqft

Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

Get ready to fall in love! This bold and beautiful home brings the wow factor with 4 spacious bedrooms upstairs and a 5th below in the fully finished basement—perfect for guests, teens, or in-laws. Need a mortgage helper? The legal suite is ideal for rental income or extended family. Soaring open-to-above ceilings flood the main floor with light and modern style. You'll love the open-concept layout, sleek finishes, and the convenience of a main floor bathroom for guests. The double attached garage adds function with space for vehicles, storage, or gear. Located close to shopping, schools, parks, and other key amenities, this home blends comfort with convenience. Whether you're upsizing or investing, it's a smart move—it offers flexibility, space, and a design that stands out. Don't miss this one—it's a rare find that checks every box!

Built in 2023

### Essential Information

MLS® #	E4446081
Price	\$561,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4



Square Footage	1,622
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	3506 66 Street
Area	Beaumont
Subdivision	Montrose Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2Z5

### Amenities

Amenities	Deck, Detectors Smoke, No Smoking Home, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	No Back Lane, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 5th, 2025

Days on Market 6

Zoning Zone 82

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