

# \$659,900 - 3006 Montrose Boulevard, Beaumont

MLS® #E4456057

**\$659,900**

5 Bedroom, 3.50 Bathroom, 2,443 sqft  
Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

Welcome to Montrose, a true jewel where pride of care shines in every detail. Offering just over 3,400 sq ft of total living space, this home has everything you could wish for. The main floor boasts 9' ceilings, 2 inviting living areas, and sun-filled windows that flood every room with natural light. The beautifully crafted kitchen features granite countertops, a hidden corner pantry for tidy storage, a breakfast bar for extra seating, and newer stainless steel fixtures. Cozy up by the gas fireplace in winter, and enjoy the convenience of main-floor laundry w/ a sink and bonus cupboards. Ascend the custom spiral staircase to a spacious bonus room w/ a custom accent wall and vaulted ceiling – perfect for hosting. Down the hall, find 4 bedrooms and a 4pc bath, including the private owner’s suite w/ a 5pc bath, steam shower, jacuzzi tub, and walk-in closet. The fully finished basement has a bedroom, 4pc bath, 2nd kitchen & laundry – ideal for multi-generational living. Your next chapter awaits in Beaumont.

Built in 2007

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4456057  |
| Price    | \$659,900 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,443                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3006 Montrose Boulevard |
| Area        | Beaumont                |
| Subdivision | Montrose Estates        |
| City        | Beaumont                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T4X 0C1                 |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Mantel                                                                                                                                |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                     |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, |

Public Swimming Pool, Public Transportation, Schools, Shopping  
Nearby

Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed September 4th, 2025  
Days on Market 11  
Zoning Zone 82

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Listing information last updated on September 15th, 2025 at 5:02pm MDT