

## \$350,000 - 3207 67 Street, Beaumont

MLS® #E4428514

**\$350,000**

3 Bedroom, 2.50 Bathroom, 1,228 sqft

Condo / Townhouse on 0.00 Acres

Montrose Estates, Beaumont, AB

Beautifully kept, single car garage attached, end unit, backing on to a park, bare land town house. Fully fenced back yard and a deck. Inside you will be greeted with gleaming hardwood flooring, spacious living room, kitchen with stainless steel appliances, decent size dining area and 2 piece bathroom completes the main level. Main floor has 9' ceiling, kitchen has granite counter top and microwave hood fan. Upstairs you will find spacious primary bedroom with 3 piece ensuite and walk in closet. Two more bedrooms and 3 piece common bath room. Unfinished basement.

Built in 2014

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4428514          |
| Price          | \$350,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,228             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3207 67 Street   |
| Area        | Beaumont         |
| Subdivision | Montrose Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 0W7          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Ceiling 9 ft., Deck |
| Parking Spaces | 2                                      |
| Parking        | Single Garage Attached                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 30              |
| Zoning         | Zone 82         |
| Condo Fee      | \$75            |

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Listing information last updated on May 1st, 2025 at 1:32am MDT