



## Beaumont Alberta

\$449,000

Not your typical duplex! No Condo Fees. Nestled in the quiet community of Montrose Estates is this 2014 build is a stand out! Loads of Natural Light all the way through with this open concept. A Massive Master Bedroom with Large walk-in closet and En Suite big enough to fit a Tub is perched upstairs. Your other Two Bedrooms, separated by a Second Bathroom, are on the main level and the basement which also has high ceilings is only waiting some finishing touches, has the wet bar and is roughed in for a Third Bathroom. Your Elevated Deck out the back overlooks a lot of Green Space and your double attached garage is insulated and heated. The builder for this home also lives in the Neighbourhood. Solid, Spacious and Functional. (id:6769)

Family room 5.63 m X 3.7 m

Recreation room 3.69 m X 3.82 m

Utility room 3.47 m X 4.79 m

Living room 3.92 m X 3.97 m

Dining room 2.71 m X 3.97 m

Kitchen 3.37 m X 3.96 m

Bedroom 2 2.71 m X 3.69 m

Bedroom 3 2.68 m X 3.38 m

Laundry room 2.06 m X 2.52 m

Primary Bedroom 3.39 m X 5 m

Listing Presented By:



Originally Listed by:  
Royal Lepage Premier Real Estate

<http://davidfrazier.ca/>



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