



## 3706 42 Avenue Beaumont AB

\$384,500

Quality built home by Award winning "Montorio Homes" includes a SIDE ENTRY, 3 bdrms, 2.5 baths, 9' ceilings & LVP flooring on the main level, \$3500 appliance credit, stylish quartz countertops throughout, high quality cabinetry with soft close drawers & cabinets, tile backsplash and a pantry. Upstairs you will find the laundry, a spacious primary suite with a walk-in closet and ensuite. Located in the highly desirable city of Beaumont, offering a convenient and family friendly lifestyle with a small town feel. Only minutes to Edmonton, and a short drive to the Airport, Anthony Henday, Calgary Trail & Shopping Centers. Beaumont is one of the safest & fastest growing cities in Canada and offers trendy restaurants, cafes, a renovated Recreation Centre with indoor pools, field house, hockey rink, gym, etc. Enjoy vast walking/ biking trails, green spaces, playgrounds, splash park, swimming, skating and schools near by. HOME IS UNDER CONSTRUCTION.

Listing Presented By:



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