



## 6602 39 Avenue Beaumont AB

\$725,000

Fully Finished WALKOUT BASEMENT, WET BAR, CITY APPROVED SPICE KITCHEN is legal in garage. STAINLESS STEEL built in APPLIANCES, WINDOW COVERINGS. 8 SECURITY CAMERAS, WATER SOFTENER, WATER FILTER IN KITCHEN, GARAGE HEATER, FULLY LANDSCAPE FRONT AND BACK YARD, Extra concrete pad at front and sidewalk. CORNER LOT has a side view to POND. Open concept kitchen with quartz countertop, Walk in pantry and mud room leads to double attached garage. Main entrance leads to Flex room/ office & a powder room. Open to above living room is full of windows filled with natural light and electric fireplace. Upstairs has Master bedroom with ensuite and walk in closet. Including 2 bedrooms, second bathroom, Laundry and a bonus room. FULLY Finished walk out basement offers 4th bedroom, full bath, WET BAR and entertainment room. Easy access to International Edmonton Airport and This property is very close to Beaumont Rec center and situated right across the new K-12 FRENCH immersion school.

Listing Presented By:



Originally Listed by:  
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