

## \$650,000 - 6318 61 Avenue, Beaumont

MLS® #E4446901

**\$650,000**

4 Bedroom, 3.50 Bathroom, 1,820 sqft

Single Family on 0.00 Acres

Dansereau Meadows, Beaumont, AB

From pond views out back to thoughtful design inside and a legal suite below—this is Beaumont living at its finest! This gorgeous open-concept home is loaded with style, featuring stunning cabinetry, quartz counters, stainless steel appliances, and a walk-through pantry. The bright living room centres around a stone-faced fireplace, while the dining area opens onto a large deck with unbeatable pond views. Upstairs, the spacious primary retreat offers a soaker tub, stand-up shower, generous vanity, and walk-in closet. Two additional bedrooms, a bonus room, laundry, and main bath complete the upper level. The basement hosts a 1-bedroom LEGAL SUITE with its own kitchen, living room, bath, and laundry. A heated, oversized double garage and a walking path beside offer extra space and privacy

Built in 2016

### Essential Information

MLS® #	E4446901
Price	\$650,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,820



Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6318 61 Avenue
Area	Beaumont
Subdivision	Dansereau Meadows
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1Z2

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Smart/Program. Thermostat, Vinyl Windows
Parking Spaces	5
Parking	Double Garage Attached, Heated, Over Sized
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Backs Onto Lake, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 10th, 2025
Days on Market	17
Zoning	Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 27th, 2025 at 8:18pm MDT