

## \$630,000 - 6406 61 Avenue, Beaumont

MLS® #E4449152

**\$630,000**

4 Bedroom, 3.50 Bathroom, 1,626 sqft

Single Family on 0.00 Acres

Dansereau Meadows, Beaumont, AB

This beautiful home in a great location Of Beaumont offers a legal basement suite with a private side entrance that could provide income for your household. It features a beautiful pond outback with walking trails and a very private deck. Space where no neighbours can see you. It is sitting in a cul-de-sac, thereâ€™s room to park your RV and enjoy a low maintenance yard. There are three bedrooms up 2 1/2 baths With a convenient upper floor laundry. some recent upgrades Central air conditioning, Heater in the garage & Large storage shed. Washer & dryer will be installed in legal basement suite prior to possession date.

Built in 2018

### Essential Information

MLS® #	E4449152
Price	\$630,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,626
Acres	0.00
Year Built	2018
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6406 61 Avenue
Area	Beaumont
Subdivision	Dansereau Meadows
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1Z2

### Amenities

Amenities	Deck, Vinyl Windows, HRV System
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Garage Heater
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Fenced, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 23rd, 2025
Days on Market	8

## 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 31st, 2025 at 11:48am MDT