

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

MLS® #E4446901

**\$650,000**

4 Bedroom, 3.50 Bathroom, 1,820 sqft

Single Family on 0.00 Acres

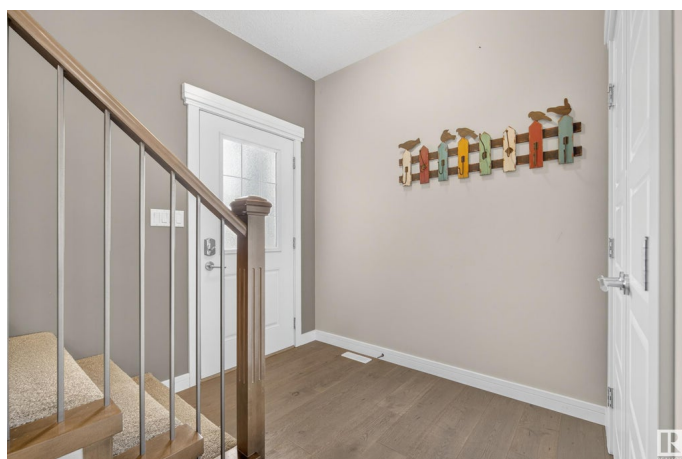
Dansereau Meadows, Beaumont, AB

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         |

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Listing information last updated on July 26th, 2025 at 11:02pm MDT