

\$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 | 8 |
| Zoning | Zone 82 |

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Listing information last updated on July 18th, 2025 at 3:02am MDT