

\$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	18
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 28th, 2025 at 8:17am MDT