

# \$589,000 - 6406 61 Avenue, Beaumont

MLS® #E4449152

**\$589,000**

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          | \$589,000     |
| 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 | 58              |

## Zoning

## Zone 82

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Listing information last updated on September 19th, 2025 at 12:47pm MDT