

## **\$694,900 - 5322 61 Street, Beaumont**

MLS® #E4432560

**\$694,900**

4 Bedroom, 2.50 Bathroom, 2,340 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

Elegance lives here! This stunning two storey home sits on a quiet street with a West-facing yard overlooking a beautiful pond. Enjoy the view from two balconies & a covered patio. Step into a grand entry with tile, large closet, two pce bath, laundry & private office space. The main floor features an open-concept design with gas fireplace, a kitchen with granite countertops, plenty of cabinetry & stainless steel appliances. The dinette is bright & opens to the covered balcony with stairs to the yard. New carpet & paint upstairs, with 4 bedrooms & a granite 4-pce bath. The primary suite is a true retreatâ€”massive, bright & ideal, includes space for a reading nook or an inspiring workspace with pond views. Ensuite features dual sinks & walk-in closet with built-ins. The walkout basement offers excellent potential for a rec room or family space. Hot tub with a view. A/C, beautifully updated & immaculately keptâ€”this is the home youâ€™ve been working for. Move-in ready & made for comfortable, elevated living!

Built in 2007

### **Essential Information**

MLS® # E4432560

Price \$694,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,340
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5322 61 Street
Area	Beaumont
Subdivision	Eaglemont Heights
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0B2

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Hot Tub, Walkout Basement
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees, Golf Nearby, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Ecole Bellevue
Middle	Ecole Champs Vallee
High	Ecole Beaumont Comp

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	7
Zoning	Zone 82

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