

## \$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 retreat—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 kept—this is the home you’ve been working for. Move-in ready & made for comfortable, elevated living!

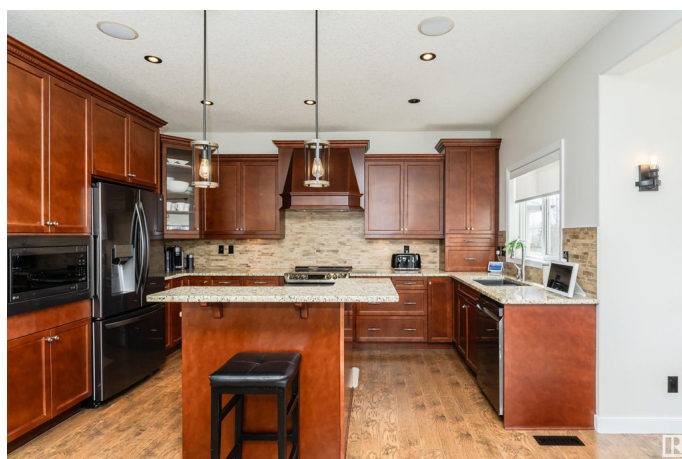
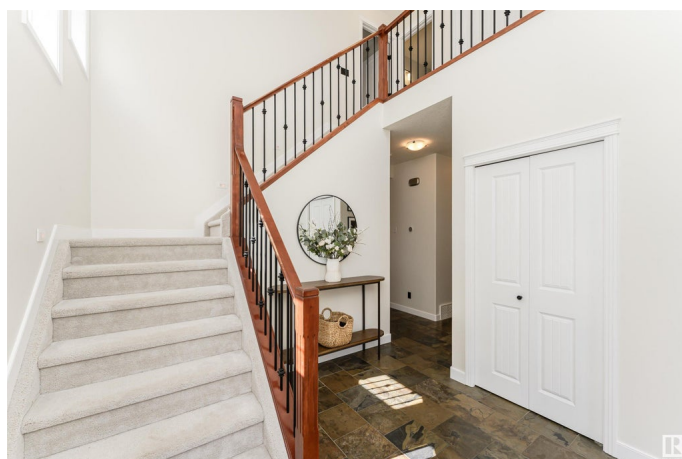
Built in 2007

### 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 |
|----------|-------------|

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| 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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Listing information last updated on May 1st, 2025 at 12:47pm MDT