

# \$529,900 - 5307 61 Street, Beaumont

MLS® #E4458547

**\$529,900**

3 Bedroom, 2.50 Bathroom, 1,938 sqft  
Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

Beautifully maintained, this Home2Love is move-in ready & offers the perfect blend of comfort & style. Great curb appeal, walkable location near schools & parks, this home makes a lasting 1st impression. Inside, you'll find a spacious entrance & bright office, ideal for working from home. The inviting living room is filled with natural light from large windows. Gleaming hardwood floors & a cozy fireplace create a warm & welcoming space for family & friends. The kitchen is a true gem, showcasing a large island, brand-new quartz countertops, modern backsplash & plenty of space for cooking & entertaining. Upstairs, the primary suite offers a walk-in closet & corner soaker tub, perfect for unwinding after a long day. Two additional generous bedrooms & another full bathroom provide plenty of space for the whole family. A huge bonus room with vaulted ceilings completes the upper level, perfect for family movie nights or a kids' play area. Fire up the BBQ, enjoy the private deck/patio surrounded by tall trees.

Built in 2007

## Essential Information

MLS® #	E4458547
Price	\$529,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,938
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	5307 61 Street
Area	Beaumont
Subdivision	Eaglemont Heights
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T6T 1H1

### **Amenities**

Amenities	Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 19th, 2025
Days on Market	35
Zoning	Zone 82

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