

## \$400,000 - 6213 60 Street, Beaumont

MLS® #E4435194

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,338 sqft

Single Family on 0.00 Acres

Dansereau Meadows, Beaumont, AB

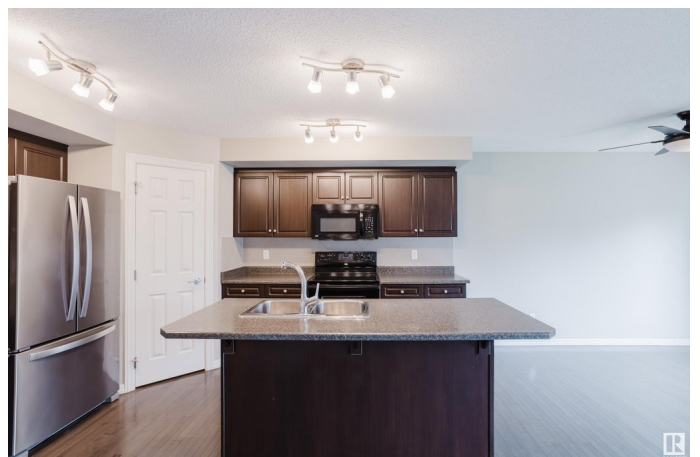
Beaumont is the place to be with its proximity to Edmonton/Leduc, the amenities of small city but the calmness/quaintness of a town.

Move-in ready half duplex in the community of Dansereau Meadows!! The main floor features hardwood floors & an open concept design with spacious kitchen, laminate countertops, center island, large walk through pantry, living room, dining area & 2 pc bath. Up on the second level you will find a large primary bedroom with a walk-in closet and 3-piece ensuite. Two more large bedrooms, 4-piece bathroom. The basement is unfinished and is waiting for your special touch. Features of this home: single attached garage, deck and its in great condition. Close to walking trail and within walking distance of Dansereau School! Immediate possession available - just move in and enjoy!

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435194  |
| Price          | \$400,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,338     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2011          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6213 60 Street    |
| Area        | Beaumont          |
| Subdivision | Dansereau Meadows |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 0J3           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Vinyl                        |
| Exterior Features | Airport Nearby, Fenced, Landscaped |
| Roof              | Asphalt Shingles                   |
| Construction      | Wood, Vinyl                        |
| Foundation        | Concrete Perimeter                 |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 8th, 2025 |
|-------------|---------------|

Days on Market 5

Zoning Zone 82

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Listing information last updated on May 14th, 2025 at 3:32am MDT