

## \$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 | 27                   |
| Zoning         | Zone 82              |

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Listing information last updated on October 15th, 2025 at 9:47pm MDT