

Courtesy of Peter Kubiczek of Keystone Realty

\$549,950 - 5310 61 Street, Beaumont

MLS® #E4165140

\$549,950

4 Bedroom, 4.00 Bathroom, 2,211 sqft
Single Family on 0 Acres

Beaumont, Beaumont, AB

Custom designed home for Relaxing and Entertaining. Over 2200 ft plus developed Walk-out basement. Private backyard with access to grassy area and Eaglemont lake. Inviting foyer, double closets and arch entry to spacious livingroom. Corner gas fireplace and large picture window giving you a great view of the lake. Chef's kitchen, smartly designed with raised central island, cherry stained oak cabinets, corner pantry, and stainless-steel appliances. Formal dining room has plenty of space for entertaining. Bank of large windows give you a perfect view of the lake and backyard. Direct access to your BBQ patio. Upstairs laundry, generous master suite, 5 pce ensuite and walk-in closet, 2 kids bedrooms, full bath, huge bonus room with a corner sink and fireplace. Basement was designed for entertaining, rustic plank flooring, dark stained wood doors, corner wet-bar made from one piece lumber. Direct access to private sitting area. Gardeners delight backyard, planted with a variety of flowers, shrubs and trees.

Built in 2007

Essential Information

MLS® #	E4165140
Price	\$549,950
Bedrooms	4



Bedrooms Above Grade	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Has Ensuite	Y
Square Footage	2,211
Acres	0.13
Year Built	2007
Property Type	Single Family
Building Type	Residential Detached Single Family
Style	2 Storey

Community Information

Address	5310 61 Street
Area	Beaumont
Community	Beaumont
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0B1

Amenities

Features	Bar, Deck, Exterior Walls- 2x6', Fire Pit, Porch, Lake Privileges, Vinyl Windows, Walkout Basement, Wet Bar, Vacuum System-Roughed-In
Parking Spaces	4
Exterior Features	Backs Onto Lake, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Public Transportation, Treed Lot, Vegetable Garden, View Lake
Parking	Double Garage Attached, Heated, Insulated
# Garage Parking Spaces	2
Is Waterfront	Yes

Interior

Flooring	Ceramic Tile, Hardwood, Laminate Flooring
Goods Included	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Cover, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1
Has Basement	Yes
Basement	Full, Fully Finished, Walkout

Fireplace	Yes
Fireplaces	Gas, Tile Surround
# of Stories	3

Exterior

Exterior	Vinyl
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

Additional Information

Lot Shape	Rectangular
Front Exposure	East

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.
Listing information last updated on October 21st, 2019 at 9:31am CDT