

\$400,000 - 6213 60 Street, Beaumont

MLS® #E4463751

\$400,000

3 Bedroom, 2.50 Bathroom, 1,378 sqft

Single Family on 0.00 Acres

Dansereau Meadows, Beaumont, AB

Backs Walking & Bike trails. A Duplex W/perfect blend of style and convenience for professionals or first-time buyers! Step inside to find gleaming hardwood floors throughout the main level, which features a handy walk-through pantry, main floor laundry & a 2 pce bathroom. Kitchen has a large island with sink, great lighting, looking onto the dinette with a garden door to back deck. Space is open concept, inviting you to the living room. Upstairs, you'll find three comfortable bedrooms with plush carpeting, including a generous primary bdrm with a 4 pce ensuite & walk in closet. An additional 4-piece bathroom serves the other rooms. Enjoy outdoor living on the deck, leading to a yard that backs onto a tranquil trail. A/C & water softener system recently added. The location is unbeatable: you're just 15 minutes from the EIA, and a simple street crossing brings you to a school, parks, trails, & playgrounds! Single attached finished garage, located on a quite street, this home makes life easy & affordable.

Built in 2011

Essential Information

MLS® # E4463751

Price \$400,000

Lease Rate \$9



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,378
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	Air Conditioner, Deck, Smart/Program. Thermostat
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No

Back Lane, Playground Nearby, Schools

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Ecole Dansereau Meadows
Middle	Ecole J.E. Lapointe
High	Ecole Beaumont Composite

Additional Information

Date Listed	October 28th, 2025
Days on Market	19
Zoning	Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 16th, 2025 at 5:02pm MST