

## \$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

This half duplex is the 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! Complete with a single attached finished garage, located on a quiet 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 | 5                  |
| Zoning         | Zone 82            |

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Listing information last updated on November 2nd, 2025 at 1:47pm MST