

\$609,000 - 5312 61 Street, Beaumont

MLS® #E4454946

\$609,000

4 Bedroom, 2.50 Bathroom, 2,658 sqft
Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

An exceptionally rare find! This large 2658 sqft walkout 2-storey backs west onto a lake, with a private, treed yard drenched in sun. Inside, youâ€™ll find 4 bedrooms upstairsâ€”nearly impossible to find! The main floor boasts a formal dining room with coffered ceiling and a separate den with tray ceiling and French doorsâ€”extremely rare to find both a den and a formal dining room! The oversized garage includes a side entry. Yes, the carpets and cabinets need updatingâ€”but thatâ€™s your opportunity! The price reflects it, and new carpet is an easy win. Add in a vaulted bonus room, walk-through pantry, A/C, irrigation, Bosch dishwasher, 2023 furnace/fridge/washer/dryer, and a stunning walkout basement with stamped concrete patio and composite deck. New shingles in 2024. Truly one of the most uniquely laid-out and well-located homes youâ€™ll seeâ€”donâ€™t miss it!



Built in 2007

Essential Information

MLS® #	E4454946
Price	\$609,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	2,658
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	5312 61 Street
Area	Beaumont
Subdivision	Eaglemont Heights
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0B1

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Patio, Vaulted Ceiling, Walkout Basement
Parking	Double Garage Attached, Insulated, Over Sized
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Fenced, Landscaped, Private Setting, View Lake

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Ecole Bellevue School
Middle	Ecole Champs Vallee School
High	Beaumont Composite High

Additional Information

Date Listed	August 27th, 2025
Days on Market	21
Zoning	Zone 82

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Listing information last updated on September 17th, 2025 at 2:47pm MDT