

## \$494,900 - 6327 67 Street, Beaumont

MLS® #E4427945

**\$494,900**

4 Bedroom, 3.00 Bathroom, 1,782 sqft

Single Family on 0.00 Acres

Dansereau Meadows, Beaumont, AB

**QUICK POSSESSION!** Quality built, by Award Winning "Montorio Homes" this model was a **FINALIST** at the 2025 HOUSING AWARDS! Featuring a **SIDE ENTRANCE** (ideal for future Legal Suite), **MAIN FLOOR** 4th Bedroom & Full Bathroom, Stunning Spindle Railing Staircase, 9' ceiling, LVP flooring and a glowing Fireplace for your enjoyment. Luxury kitchen with Quartz countertops throughout, Soft close Cabinetry & Drawers, Tile Backsplash, a Pantry, \$4500 Appliance Credit plus a Microwave hood fan. Upstairs features a Laundry room, Bonus Room, a Spacious Primary bedroom with 4 piece Ensuite and Walk-In Closet. Located in the desirable city of Beaumont, offering a convenient and family friendly lifestyle with a small town feel. Only minutes to Edmonton, the Airport, Freeways & Shopping Centers. Beaumont is one of the safest communities in Canada offering trendy restaurants & cafes, Rec. Center, vast walking/ biking trails, green spaces, playgrounds and a designated school within walking distance. New Home Warranty provided

Built in 2025

### Essential Information

MLS® # E4427945

Price \$494,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,782
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6327 67 Street
Area	Beaumont
Subdivision	Dansereau Meadows
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2Y9

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks, HRV System
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Humidifier-Power(Furnace), Microwave Hood Fan, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Asphalt, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Flat Site, Golf Nearby, Level Land,

Playground Nearby, Schools, Shopping Nearby, See Remarks

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

### School Information

Elementary	Ecole Beau Meadows
Middle	J.E. LaPointe
High	Beaumont Composite High

### Additional Information

Date Listed	March 28th, 2025
Days on Market	37
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 May 4th, 2025 at 2:32am MDT