

# \$609,000 - 5312 61 Street, Beaumont

MLS® #E4454946

**\$609,000**

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

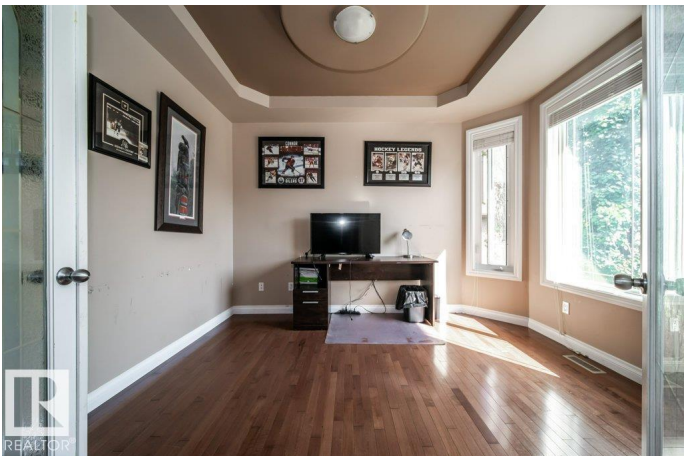
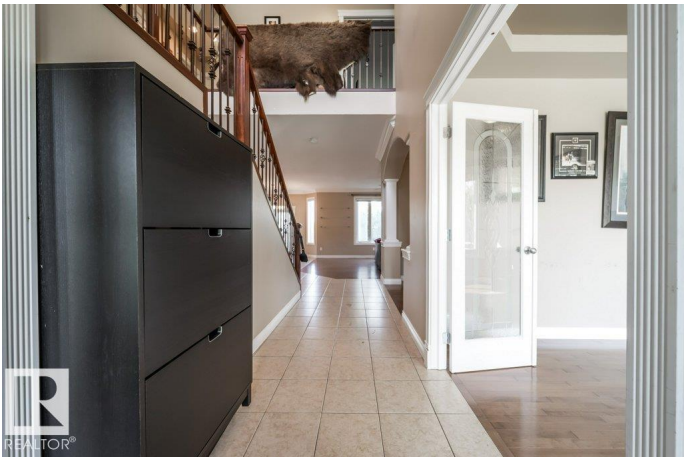
Eaglemont Heights, Beaumont, AB

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 | 7                 |
| Zoning         | Zone 82           |

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Listing information last updated on September 3rd, 2025 at 9:47am MDT