

## \$799,900 - 6613 62 Avenue, Beaumont

MLS® #E4464105

**\$799,900**

5 Bedroom, 3.50 Bathroom, 2,777 sqft

Single Family on 0.00 Acres

Dansereau Meadows, Beaumont, AB

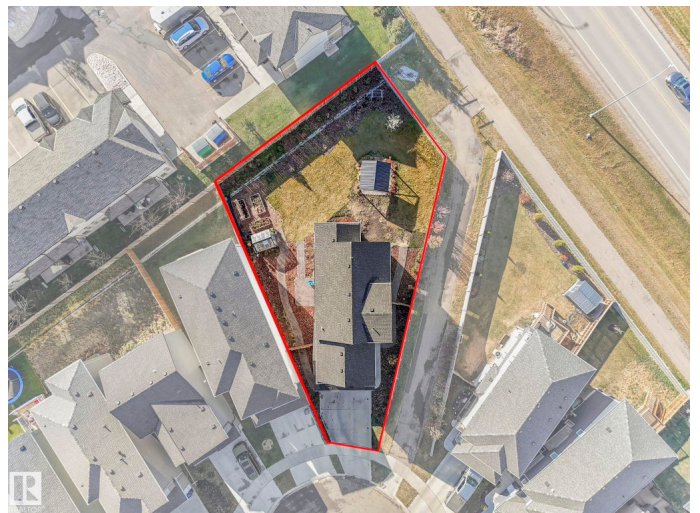
Welcome to Beaumont! This custom-built & fully finished home boasts almost 2800 sq ft over 3 upper levels on a massive 9,000 sq ft pie lot! This 5 bed, 3.5 bath beauty offers exceptional design & space. The primary suite occupies its own private third level, featuring a spa-inspired ensuite & walk-in closet and plenty of living space to make this area your own. The main level boasts an open-concept layout with premium appliances, luxury Alberta-made laminate flooring, air conditioning & a cozy gas fireplace with custom mantel. The fully finished basement adds even more living space for family or guests which includes the 5th bedroom, family room (close to 800 additional square feet). Outside, enjoy a \$50,000 professionally landscaped yard with new deck, garden beds, flower boxes & over 2 dozen fruit trees—your own backyard retreat! The extended garage provides ample storage. Situated on a quiet street near parks, walking paths, schools & amenities—this is the one you’ve been waiting for. Welcome home!

Built in 2022

### Essential Information

MLS® # E4464105

Price \$799,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,777                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6613 62 Avenue    |
| Area        | Beaumont          |
| Subdivision | Dansereau Meadows |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 0J3           |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Air Conditioner, Gazebo            |
| Parking   | Double Garage Attached, Over Sized |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                               |
| Appliances        | Air Conditioner-Window, Dryer, Freezer, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                      |
| Fireplace         | Yes                                                                            |
| Fireplaces        | Insert                                                                         |
| Stories           | 4                                                                              |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Finished                                                                 |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                 |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No |

Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 82            |

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Listing information last updated on November 5th, 2025 at 3:47pm MST