

## **\$759,900 - 3602 61 Street, Beaumont**

MLS® #E4448603

**\$759,900**

4 Bedroom, 3.00 Bathroom, 1,685 sqft

Single Family on 0.00 Acres

Four Season Estates (Beaumont), Beaumont, AB

Welcome to this beautifully finished 3300sq ft walk-out bi-level in highly desired Four Season Estates! Perfectly located, this home backs on the the walking path to Four Seasons Park and short walk to the K-9 school, high school & francophone school. Inside you'll find the bright open floor plan. The spacious kitchen features ample cabinetry, a large island, corner pantry and flows seamlessly into to the dining area with bright windows, a double-sided fireplace, and access to the covered rear deck. The expansive living area shares the cozy gas fireplace and is perfect for gathering. The large primary suite boasts a walk-in closet and luxurious 5pc ensuite. A second spacious bedroom and 4pc bath complete the main level. The open staircase leads to the lower level with in-floor heat, a huge family room with walkout access to another covered deck, bedrooms 3 & 4, a 4pc bath, laundry, and a generous storage area. Enjoy summer comfort with central A/C and the convenience of an attached heated triple garage.

Built in 2009

### **Essential Information**

MLS® # E4448603

Price \$759,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,685
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	3602 61 Street
Area	Beaumont
Subdivision	Four Season Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1T5

### **Amenities**

Amenities	Air Conditioner, Deck
Parking Spaces	6
Parking	Heated, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
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Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	46
Zoning	Zone 82

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Listing information last updated on September 2nd, 2025 at 12:17pm MDT