

\$789,000 - 3214 60 Street, Beaumont

MLS® #A2106928

\$789,000

6 Bedroom, 4.00 Bathroom, 2,499 sqft

Residential on 0.21 Acres

Four Season Estates_BEAU, Beaumont, Alberta

click brochure link for more information** This house offers a private setting with a walk-out basement backing onto a pond and play park, providing a serene environment.

Main Floor Features: Den: Equipped with built-in desk and cabinets. Dining Room: Separate area for dining. Kitchen: Well-equipped with ample shelving, cabinets, corner pantry, custom epoxy countertops, center island, and top-end appliances. Living Room: Features a sunny ambiance, gas fireplace, built-in cabinetry, and a view of the backyard and saltwater pool.

Upper Level: Bonus Room: Spacious with vaulted ceilings, fireplace, and surround sound system. Primary Bedroom: Offers a walk-in closet and ensuite bathroom with a Hydromax tub, Izen toilet/bidet, and separate shower. Additional Bedrooms: Two extra bedrooms with a shared 4-piece bathroom. Laundry Room: Conveniently located on the upper level. Basement: Fully Finished: Includes two additional bedrooms, a 4-piece bathroom, and a large bedroom/exercise room. Access to Backyard: Garden doors lead to the sunny backyard and a comfortable 3-season sunroom. Garage and Parking: Attached Oversize Heated Garage: Includes shelving. RV Parking: Provides additional parking space. Additional Amenities: Oversize Air Conditioner: Ensures comfort during warmer months. Underground Irrigation System: Helps maintain the landscaping efficiently for the



perfect lawn. Recent Upgrades: Installation of a new high-efficiency 2-stage furnace and hot water heater in December 2023, with a 10-year transferable warranty. Newer roof. Overall Condition: The property is described as well-loved, well-cared for, and move-in ready, suggesting that it has been maintained meticulously.

Built in 2003

Essential Information

MLS® #	A2106928
Price	\$789,000
Sold Price	\$759,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,499
Acres	0.21
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3214 60 Street
Subdivision	Four Season Estates_BEAU
City	Beaumont
County	Beaumont
Province	Alberta
Postal Code	T4X 1R4

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	February 8th, 2024
Date Sold	March 20th, 2024
Days on Market	40
Zoning	CND
HOA Fees	0.00

Listing Details

Listing Office	Honestdoor Inc.
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