

## **\$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 |
|----------|--------------|

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| 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 | 62              |
| 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 September 17th, 2025 at 11:47pm MDT