

## \$400,000 - 6204 60 Street, Beaumont

MLS® #E4444059

**\$400,000**

2 Bedroom, 2.50 Bathroom, 1,366 sqft

Single Family on 0.00 Acres

Dansereau Meadows, Beaumont, AB

Welcome Home to Dansereau Meadows, one of Beaumont's most sought-after neighbourhoods. This former Landmark show home offers 1830 sqft of living space and is sure to impress! Step inside to gleaming hardwood floors and a bright, open layout. The spacious kitchen features granite countertops, stainless appliances, walk-through pantry leading to the main floor laundry & attached garage. The dining area flows into the cozy living room, complete with corner gas fireplace. Upstairs, you'll find an oversized Primary Suite with a generous walk-in closet and Ensuite bath. A second Extra-large Bedroom and another Full Bathroom provide ample space for guests or family. The fully finished basement offers additional living space—ideal for a family room, movie room, or home gym. Outside, enjoy a fully fenced and landscaped yard, ready for summer BBQs and outdoor fun. Just one block from Cole Dansereau Meadows (K-9), plus parks and scenic walking trails, this home is move-in ready and awaiting its new owner.

Built in 2011

### Essential Information

MLS® # E4444059

Price \$400,000



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,366         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6204 60 Street    |
| Area        | Beaumont          |
| Subdivision | Dansereau Meadows |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 0J3           |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                                                    |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Fireplace         | Yes                                                                                               |
| Fireplaces        | Corner                                                                                            |
| Stories           | 3                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Finished                                                                                    |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Stone, Vinyl                                                         |
| Foundation        | Concrete Perimeter                                                         |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Ecole Dansereau Meadows   |
| Middle     | Ecole Dansereau Meadows   |
| High       | Ecole Secondaire Beaumont |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 58              |
| Zoning         | Zone 82         |

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Listing information last updated on August 21st, 2025 at 5:32am MDT