

## \$480,000 - 6525 57 Avenue, Beaumont

MLS® #E4428251

**\$480,000**

3 Bedroom, 3.50 Bathroom, 1,503 sqft

Single Family on 0.00 Acres

Dansereau Meadows, Beaumont, AB

BEAUTIFULLY CONSTRUCTED Landmark Essentials Build, needs 2 be seen 2 be fully appreciated! The main flr offers a convenient mud-room leading from the double att garage, where you can drop off your groceries in the WALK-THROUGH Pantry. Through this - the MODERN Kitchen, with builder UPGRADES such as cupboards-to-ceiling, 1.5 FT EXTENDED ISLAND w/ quartz countertops, ULTRA SLEEK finish & COFFEE STATION. This area is all open, w/ a cozy lvroom + fireplace. On the side is Your Diningrm, which leads off to your Pergola-Covered backyard deck. Take some MOMENTS during the day & enjoy YOUR HUGE yard which backs on to a Stormpond. Upstairs you will find 3 Bdrms, 2 Full Bathrms, & LaundryRoom. The Master Bdrm is sure to impress, w/a lovely modern ensuite, & HIS/HERS WALK-IN CLOSETS! (1 closet could be used as a nursery). The bsmt is a GREAT SANCTUARY, fully finished, or add a 4th bdrm if so desired! CENTRAL AC as well! This upscale PREMIUM HOME is waiting for you to take it over. CHOOSE WISELY...CHOOSE THIS HOME!!

Built in 2018

### Essential Information

MLS® # E4428251

Price \$480,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,503         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6525 57 Avenue    |
| Area        | Beaumont          |
| Subdivision | Dansereau Meadows |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 2A4           |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Instant, Vinyl Windows, HRV System |
| Parking   | Double Garage Attached  |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, No Back Lane, Paved Lane, Playground Nearby, Schools, Shopping Nearby, Stream/Pond, Treed Lot |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 30th, 2025 |
| Days on Market | 35               |
| Zoning         | Zone 82          |

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Listing information last updated on May 4th, 2025 at 4:47am MDT