

## **\$675,000 - 6204 67 Street, Beaumont**

MLS® #E4454423

**\$675,000**

3 Bedroom, 2.50 Bathroom, 2,394 sqft

Single Family on 0.00 Acres

Dansereau Meadows, Beaumont, AB

Modern Living in Dansereau Meadows by Park Royal Homes Step into luxury with this custom-built Greta home in the heart of Beaumont's desirable Dansereau Meadows.

Boasting 3 spacious bedrooms, 2.5 bathrooms, and over 2,300 sqft of beautifully crafted living space, this property blends comfort, style, and functionality. Key Features:

- Double attached heated garage (insulated & drywalled) with side entry
- Gourmet kitchen with upgraded 1 1/4" quartz countertops, undermount sink, XL island, stainless steel appliances, soft-close drawers, tiled backsplash & walk-through pantry
- Gas lines to kitchen & rear deck for easy BBQ setup
- Coffered ceilings, luxury vinyl plank flooring & electric fireplace
- Bonus room with tray ceiling & custom faux wood blinds
- Triple glazed windows, HRV system & high-efficiency furnace
- Fully landscaped & fenced yard with pressure-treated deck
- 9' ceilings on the main floor and basement for an airy, open feel

A community known for its French-inspired architecture, close to all amenities.



Built in 2021

### **Essential Information**

MLS® # E4454423

Price \$675,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,394                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6204 67 Street    |
| Area        | Beaumont          |
| Subdivision | Dansereau Meadows |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 2E3           |

### Amenities

|           |                                                                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Heated, Insulated                                                                                                                              |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                               |
| Fireplace         | Yes                                                                                                                     |
| Fireplaces        | Insert                                                                                                                  |
| Stories           | 2                                                                                                                       |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                        |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                |
| Exterior Features | Backs Onto Park/Trees, Fer<br>Public Transportation, Schoo |
| Roof              | Fiberglass                                                 |
| Construction      | Wood, Vinyl                                                |
| Foundation        | Concrete Perimeter                                         |



**School Information**

|            |       |
|------------|-------|
| Elementary | 2 min |
| High       | 7 min |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 82           |

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Listing information last updated on August 24th, 2025 at 12:47pm MDT