

## **\$599,000 - 4715 60 Street, Beaumont**

MLS® #E4437093

**\$599,000**

4 Bedroom, 3.00 Bathroom, 1,473 sqft

Single Family on 0.00 Acres

Goudreau Terrace, Beaumont, AB

Welcome to this STUNNINGLY RENOVATED BI-LEVEL HOME in the highly desirable city of Beaumont! LEGAL SUITE! OVER SIZED DOUBLE CAR GARAGE with room for 3 cars on the driveway. BACKING PINE TREES/WALKING PATH! Close to the rec center, Four Seasons Park, amenities in the city yet in a private neighborhood close to parks & ponds.... a great place to live! Move in, rent out the 1 bedroom legal basement suite for mortgage help while you live in comfort amidst the new quartz countertops (waterfall edge in the kitchen!), upgraded vinyl plank flooring & tiles, beautiful lighting package, hot tub, fire pit area and more. Professional fresh paint in entry & main level of the home & on exterior trim. Private primary bedroom with ensuite bathroom & walk in closet. Plus additional 2 bedrooms or office/guest rooms. 2 bathrooms upstairs, 1 full bath in the basement. Garage freshly insulated/drywalled. Vaulted ceilings, huge windows with natural light. Come and see the beauty for yourself, you won't be disappointed!

Built in 2006

### **Essential Information**

MLS® # E4437093

Price \$599,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,473
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4715 60 Street
Area	Beaumont
Subdivision	Goudreau Terrace
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0A3

### **Amenities**

Amenities	Deck, Fire Pit, Hot Tub, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows
Parking Spaces	3
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Fan-Ceiling, Garage Control, Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Hot Tub
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	8
Zoning	Zone 82

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