



## 3211 62 Street Beaumont AB

\$825,000

LOCATION! LOCATION! Fabulous fully developed EXECUTIVE WALK OUT BUNGALOW offering over 3000 sq. ft. of development with a TRIPLE GARAGE, backing onto the LAKE IN FOUR SEASONS with an amazing 9700 sq. ft. oversized SOUTH BACK YARD. This lovely custom home features a MAIN FLOOR DEN/DINING WITH FRENCH DOORS just off a large foyer, GREAT ROOM STYLE main floor with an island kitchen featuring GRANITE and upscale STAINLESS APPLIANCES including a handy separate fridge & freezer, a KITCHEN AID GAS STOVE & RANGE HOOD with a STAINLESS BACKSPLASH! Dining area with a BI COFFEE NICHE & VIEWS over the maintenance free COVERED DECK with GAS for the BAR-B-Q. A mud/laundry room, bedroom, 4 pc. bath & SPACIOUS PRIMARY with a SHOWER & JETTED TUB. The Oak & Iron CENTRAL STAIRCASE leads to a SUNLIT FAMILY/GAMES ROOM with FIREPLACE, BI wall unit, WET BAR, large windows, a 4 pc. bath, 2 beds & storage. The yard offers SUNNY PATIOS, decks, firepit, STONE DRIVEWAY & WALKWAYS, PRENNIAL GARDENS & LOW MAINTENANCE LIVING! PERFECT!

Listing Presented By:



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