

## \$599,900 - 6611 54 Avenue, Beaumont

MLS® #E4432207

**\$599,900**

3 Bedroom, 2.50 Bathroom, 2,102 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

Be prepared to fall in love with this beautiful home! The inviting entrance has a view of the main floor & open staircase. The large living room boasts a cozy gas fireplace w/stacked stone, hardwood floors & bright south facing windows, off the living area you'll find a dream kitchen w/quartz countertops, countertop stove w/stainless steel hood fan, built-in wall oven, built-in microwave & a full size fridge and freezer. Not to be missed is the large walk through pantry. The dining area fits that large family table & features a door to the rear deck and yard. Completing the main floor is the 2pce powder room and a mudroom w/built-in lockers, storage, & laundry area. The upper floor has a large bonus room, a primary suite that can rival a hotel room w/a walk-in closet and a 5pce en-suite, bedrooms 2 & 3 and a 4pce bathroom. The basement is left unspoiled but has a side entrance. Also note the double garage is heated and the home has central air. Ideal location on a quiet street across from a green space.

Built in 2015

### Essential Information

MLS® # E4432207

Price \$599,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,102
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6611 54 Avenue
Area	Beaumont
Subdivision	Eaglemont Heights
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2A2

### Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	7
Zoning	Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 5:47pm MDT