

## \$600,000 - 5609 Rue Eaglemont, Beaumont

MLS® #E4461123

**\$600,000**

3 Bedroom, 3.00 Bathroom, 2,354 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

Welcome to this warm and inviting 2353 sq ft family home in an unbeatable location! The bright open layout features a main floor den—perfect for a home office, playroom, or guest space—next to a full 3-pc bath. The spacious kitchen offers granite countertops, a large island, corner pantry, and plenty of cabinets, opening onto a cozy living room with gas fireplace. The dining area leads to a covered deck with gas hookup for year-round BBQs and overlooks the fully developed private backyard, ideal for kids and family fun. Upstairs, the primary suite includes a 5-pc ensuite with double sinks, soaker tub, granite counters, and walk-in closet. Two additional bedrooms and a vaulted bonus room with gas fireplace provide lots of room for everyone. With hot water on demand, central air conditioning, and double attached garage, this home has it all—steps from Dansereau and St. Andre schools, close to the Rec Centre, parks, and trails!

Built in 2010

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461123  |
| Price     | \$600,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,354                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5609 Rue Eaglemont |
| Area        | Beaumont           |
| Subdivision | Eaglemont Heights  |
| City        | Beaumont           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 0G9            |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Hot Water Tankless, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                 |
| Parking        | Double Garage Attached                                            |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                           |
| Fireplaces        | Mantel                                                                                                                                                                        |
| Stories           | 2                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                                                              |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                              |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Ecole Dansereau/St.Andre |
| Middle     | Ecole Dansereau          |
| High       | Beaumont Composite       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 15                |
| Zoning         | Zone 82           |

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Listing information last updated on October 22nd, 2025 at 7:32pm MDT