

## \$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 | 4                |
| Zoning         | Zone 82          |

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Listing information last updated on April 27th, 2025 at 2:02am MDT