

## \$690,000 - 6112 55 Avenue, Beaumont

MLS® #E4440370

**\$690,000**

4 Bedroom, 4.00 Bathroom, 3,072 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

Desirable Beaumont luxury ready for quick possession. This home offers a triple car garage and a separate side entrance, providing suite potential or private access for extended family. The open concept layout features a spacious kitchen with expansive granite countertops, a walk through pantry, and convenient access to the main floor laundry which leads to the triple car garage. With 4 spacious bedrooms and 3 en-suite baths, there is plenty of room for everyone. The main floor den adds flexibility for a home office or guest space, and a full main floor bath with walk-in shower offers added convenience. Enjoy premium features like built-in speakers through parts of the home, upper bonus room, a landscaped and fenced yard, and a gas hook-up for your BBQ. The unfinished basement is ready for your personal touch. Located close to walking paths, parks, schools, shopping, and all other amenities. This home has it all.

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4440370  |
| Price     | \$690,000 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Square Footage | 3,072                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 6112 55 Avenue    |
| Area        | Beaumont          |
| Subdivision | Eaglemont Heights |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 0H3           |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Air Conditioner, Closet Organizers, Natural Gas BBQ Hookup |
| Parking Spaces | 6   |
| Parking        | Triple Garage Attached  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Stone Facing  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

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

|                   |  |
|-------------------|--|
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 44             |
| Zoning         | Zone 82        |

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Listing information last updated on July 18th, 2025 at 3:32am MDT