

# \$799,900 - 6112 55 Avenue, Beaumont

MLS® #E4423777

## \$799,900

4 Bedroom, 4.00 Bathroom, 2,855 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

Lake Luxury awaits in Beaumont- Located on a quiet street, perfect for families, this CUSTOM built Triple Garage home with SEPARATE entrance Facing Pond has High End touches that will wow you! Step inside to a grand open entrance with tile floors, the main features an open concept design with vaulted 9â€•ceilings, a stunning stone facing fireplace wall and a chef inspired kitchen. The main is complete with a bedroom, laundry room, den and full bath. Head upstairs to find 4 large bedrooms and a open concept bonus area perfect for the kids, Bonus, more reasons to fall in love, home comes with two furnaces, two water tanks, and is walking distance to new REC Centre in Beaumont. Come and check out the modern design!

Built in 2014

### Essential Information

MLS® #	E4423777
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,855
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	Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, Patio
Parking Spaces	6
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed March 3rd, 2025

Days on Market 41

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 13th, 2025 at 9:47am MDT