

\$649,900 - 6105 56 Avenue, Beaumont

MLS® #E4441805

\$649,900

4 Bedroom, 2.50 Bathroom, 2,798 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

Welcome to this exceptional two-storey residence in Eaglemont Heights, ideally situated with direct access to a picturesque park and walking trail. The bright, open-concept main level features an upgraded kitchen with granite countertops, tile flooring, a center island with an eating bar, and a sun-filled dining nook leading to the spacious two-tiered rear deck. The inviting family room offers a cozy fireplace, perfect for relaxing evenings. Additional main floor highlights include a convenient laundry area, a private home office with elegant double glass doors, and a stylish 2-piece powder room. Upstairs, a generous bonus room provides an ideal space for movie nights or family gatherings. The second floor also hosts three bedrooms, including a primary suite complete with a raised 9x10 sitting area overlooking the park, a luxurious 5-piece en-suite featuring dual vanities, a jetted tub, and a walk-in closet, plus an additional 4-piece bathroom. GREAT FOR FIRST TIME HOME BUYER WITH BIG FAMILY.

Built in 2012

Essential Information

MLS® # E4441805

Price \$649,900



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,798 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 6105 56 Avenue |
| Area | Beaumont |
| Subdivision | Eaglemont Heights |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 0H3 |

Amenities

| | |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking | Triple Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed June 11th, 2025
Days on Market 18
Zoning Zone 82

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