

## \$699,900 - 6112 55 Avenue, Beaumont

MLS® #E4440370

**\$699,900**

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	\$699,900
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	13
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 June 17th, 2025 at 1:17pm MDT