

## \$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                5

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 16th, 2025 at 9:17pm MDT