

## \$638,500 - 6002 55 Avenue, Beaumont

MLS® #E4429216

**\$638,500**

4 Bedroom, 2.50 Bathroom, 2,503 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

Need space? Lovely family home with tons of natural light and over 2500 square feet featuring 4 upper level bedrooms plus another bedroom on the lower level, 2.5 baths, a large open concept main floor including living room with a gas fireplace, dining area and huge kitchen with tons of cabinets, a pantry and a moveable island, main floor laundry plus a flex room! Kitchen and living area overlook the large backyard and deck. Upstairs is the south facing bonus room over the garage, a master suite with a large walk in closet and ensuite, 3 more good sized bedrooms and the main bathroom. A great family neighborhood, close to schools, Rec Centre, out door rink and more! New asphalt shingles, newer Bosch kitchen appliances plus central air. A fantastic family home in a great neighborhood.

Built in 2008

### Essential Information

MLS® #	E4429216
Price	\$638,500
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,503
Acres	0.00



Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6002 55 Avenue
Area	Beaumont
Subdivision	Eaglemont Heights
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0B3

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary                      Dansereau Public School

### **Additional Information**

Date Listed                      April 4th, 2025

Days on Market                76

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 19th, 2025 at 11:47am MDT