

\$1,048,500 - 6601 55 Avenue, Beaumont

MLS® #E4435197

\$1,048,500

4 Bedroom, 4.00 Bathroom, 3,959 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

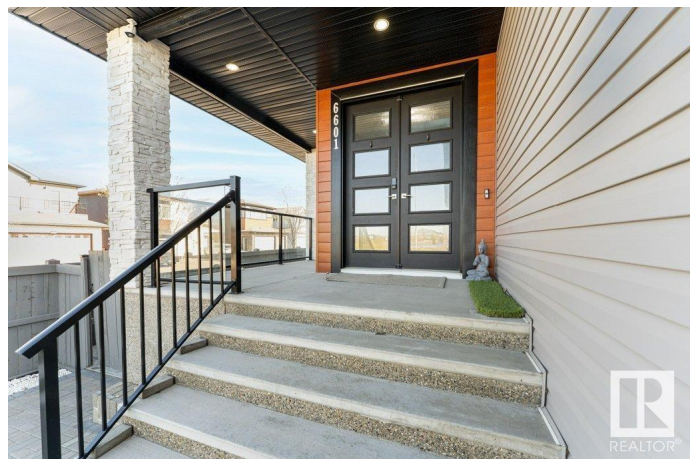
Step into LUXURY!! Elegantly positioned on a prized corner lot, this expansive home offers nearly 4,000 sq ft of refined LIVING SPACE in BEAUMONT. A grand 8-ft DOUBLE DOOR entrance opens to soaring 9-ft ceilings & a bright, OPEN-concept layout. The main floor features a dedicated office, a grand living room with fireplace & a comforting swing, plus a CHEF-inspired kitchen with GAS cooktop, waterfall granite island, high-end cabinetry, & a walk-in pantry. Upstairs, enjoy LAKE VIEW from the BALCONY, a luxurious master suite with a 5-pc ensuite including a jetted bathtub, shower panel, & a private meditation space, plus a dedicated laundry room for added ease. The TRIPLE heated garage offers a 220V EV charger, hot/cold sink, & floor drain. The FULLY FINISHED BASEMENT boasts a PARTY room, WET BAR, additional bed & bath. Outside, unwind in the low-maintenance yard with artificial grass, concrete pad, built-in deck, & custom gazebo. Complete with central A/C, water softener, ceiling speakers, & CCTV security.

Built in 2019

Essential Information

MLS® # E4435197

Price \$1,048,500



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 3,959 |
| Acres | 0.00 |
| Year Built | 2019 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 6601 55 Avenue |
| Area | Beaumont |
| Subdivision | Eaglemont Heights |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 2X6 |

Amenities

| | |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Bar, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Gazebo, No Animal Home, No Smoking Home, Party Room, Patio, Smart/Program. Thermostat, Secured Parking, Vaulted Ceiling, Vinyl Windows, Wet Bar, HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 6 |
| Parking | Triple Garage Attached, EV Charging Station |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Alarm/Security System, Dishwasher - Energy Star, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Washer - Energy Star, Water Softener, Refrigerators-Two, Dishwasher-Two, TV Wall Mount, Curtains and Blinds |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 3 |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools, View Lake |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 8 |
| Zoning | Zone 82 |

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Listing information last updated on May 16th, 2025 at 12:18pm MDT