

## **\$674,900 - 5608 Rue Eaglemont Street, Beaumont**

MLS® #E4437430

**\$674,900**

3 Bedroom, 3.50 Bathroom, 2,580 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

Bienvenue to Beaumont! This BEAUTIFUL 2580 SQFT 2 storey has a dream layout. Enter into the vast foyer and travel into the main living space. The expansive island kitchen with granite counters, built-in stainless appliances leads right into a butlers pantry. Through the pantry you find the main floor laundry and access to the GIANT oversized heated garage featuring INDOOR RV storage. Back inside the dining and living room flow perfectly off the kitchen with built in fireplace and tv cabinetry. Entrance to the low maintenance landscaped backyard is just off the main area. Enjoy your fav music with the built in audio system throughout. Upstairs gives a substantial bonus room, 2 equal sized bedrooms, a full bathroom and a true primary suite. The primary boasts an open 5 pce en-suite plus a walk-in closet. The partially finished basement is awaiting your personal finished. With rough-in for a potential separate inlaw or income suite. You're only a short walk away from K-9 school and Beaumont Rec Center

Built in 2012

### **Essential Information**

MLS® # E4437430

Price \$674,900

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,580
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5608 Rue Eaglemont Street
Area	Beaumont
Subdivision	Eaglemont Heights
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0G9

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, R.V. Storage, Vaulted Ceiling
Parking	Over Sized, Triple Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Stucco
----------	---------------------

Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Ecole Dansereau Meadows
High	Ecole Secondaire Beaumont

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	29
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 18th, 2025 at 11:47am MDT