# \$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.



#### **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 67

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 10th, 2025 at 8:02pm MDT