

## **\$699,900 - 5608 Rue Eaglemont Street, Beaumont**

MLS® #E4437430

**\$699,900**

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 \$699,900

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 | 18             |
| Zoning         | Zone 82        |

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Listing information last updated on June 7th, 2025 at 12:02am MDT