

## **\$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	25
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 1st, 2025 at 10:32pm MDT