

## \$499,900 - 5026 67 Street, Beaumont

MLS® #E4448152

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,670 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

**MORTGAGE HELPER!!** Welcome to this stunning newly built MIDDLE UNIT FREEHOLD TOWNHOME in the heart of Eaglemont! The main floor features an open-concept living area with a cozy fireplace, perfect for relaxing and entertaining. The beautiful kitchen boasts quartz countertops and a spacious island, ideal for food preparation and socializing. Upstairs, you'll find a master bedroom with a 3-piece ensuite, two generous-sized bedrooms sharing a common bathroom, a bonus room perfect for entertainment, and convenient laundry facilities. Plus, this property includes a 1-bedroom legal suite, providing added income potential. Conveniently located within walking distance to the Beaumont Recreation Centre, local schools, and a beautiful park.

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448152  |
| Price          | \$499,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,670     |
| Acres          | 0.00      |



|            |                      |
|------------|----------------------|
| Year Built | 2024                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5026 67 Street    |
| Area        | Beaumont          |
| Subdivision | Eaglemont Heights |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 2A2           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Appliances Negotiable, Garage Opener, Hood Fan, Microwave Hood Fan, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 3                                                                                    |
| Has Suite         | Yes                                                                                  |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Finished                                                                       |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Vinyl                                            |
| Exterior Features | Airport Nearby, Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Vinyl                                            |
| Foundation        | Concrete Perimeter                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 16              |

## 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 August 1st, 2025 at 1:47am MDT