

## \$599,900 - 6611 54 Avenue, Beaumont

MLS® #E4459783

**\$599,900**

3 Bedroom, 2.50 Bathroom, 2,097 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

The location couldn't be better - green space right out front, the rec centre just a block away, and a side entrance ready for your basement development! From the moment you step inside, the welcoming foyer and open staircase set the tone. The spacious living room offers a warm gas fireplace with stacked stone, rich hardwood floors, and sun-filled south-facing windows. The chef's kitchen features sleek quartz countertops, a countertop stove with stainless steel hood fan, built-in wall oven and microwave, plus a full-size fridge and freezer. A large walk-through pantry connects seamlessly to the mudroom with built-in lockers, storage, and laundry. Upstairs, you'll love the expansive bonus room, perfect for family movie nights or a play space, along with a luxurious primary suite boasting a walk-in closet and spa-inspired 5-piece ensuite, plus two additional bedrooms and a 4-piece bath. Heated garage and central air are a great bonus to the fabulous home.

Built in 2015

### Essential Information

MLS® # E4459783

Price \$599,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,097                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6611 54 Avenue    |
| 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        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                |
| Stories           | 2                                                                                                        |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full, Unfinished                                                                                         |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced, Flat Site  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 40                   |
| Zoning         | Zone 82              |

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