

## \$650,000 - 6607 54 Avenue, Beaumont

MLS® #E4448575

**\$650,000**

4 Bedroom, 3.50 Bathroom, 2,349 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

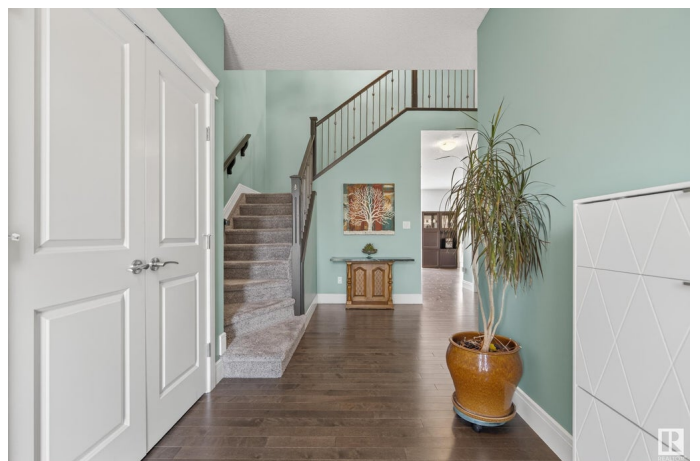
Welcome to this beautifully maintained 4 bedroom, 4 bathroom home located in a fabulous Beaumont location facing a peaceful green space. This property offers a rare combination of space, comfort, and functionality with over 2300 square feet of living space, a fully finished basement, and a MASSIVE TRIPLE tandem heated garage with soaring ceilings and an incredible length of 35.4 feet—perfect for car enthusiasts, hobbyists, or extra storage. The main floor features a bright and spacious layout including a dream kitchen with loads of counter space, ideal for everyday cooking and entertaining. Upstairs offers a great-sized bonus room, a huge laundry room, two additional bedrooms, and a well-appointed family bathroom. The primary suite includes its own ensuite and walk-in closet. Central air ensures year-round comfort, and the fully fenced yard is beautifully landscaped and includes a deck perfect for outdoor enjoyment. With its quiet location, quality finishes, and easy access to schools, This is the one.

Built in 2015

### Essential Information

MLS® # E4448575

Price \$650,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,349
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6607 54 Avenue
Area	Beaumont
Subdivision	Eaglemont Heights
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2A2

### **Amenities**

Amenities	Air Conditioner
Parking	Tandem, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 18th, 2025
Days on Market	10
Zoning	Zone 82

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Listing information last updated on July 28th, 2025 at 4:17am MDT