

## \$944,000 - 6004 32 Avenue, Beaumont

MLS® #E4448642

**\$944,000**

5 Bedroom, 3.50 Bathroom, 2,735 sqft

Single Family on 0.00 Acres

Four Season Estates (Beaumont), Beaumont, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. One-of-a-kind luxury Walkout Backing Pond – Executive Burke Perry Home. Located in one of Beaumont's most desirable areas, this timeless 2-storey walkout blends elegance and design, featuring stone accents, paving stone patio, and pond views. Inside, soaring ceilings and high-end finishes await. The chef's kitchen boasts SubZero fridge, Dacor 6-burner range, wine fridge, granite island, and Miele dishwasher – all open to a fieldstone fireplace and formal dining area with dual access to a large zero-maintenance deck. The main floor office includes French doors, pond views, and a double-sided fireplace. The walkout basement offers an in-law living quarters: kitchenette, second laundry, bedroom, den, family room, and sound system room. Bonus: theatre room with projector, smart home tech, oversized garage, dry bar, and new \$27K roof. Enjoy sunrises over the pond, and entertain year-round with style and sophistication

Built in 2003

### Essential Information

MLS® # E4448642

Price \$944,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,735                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 6004 32 Avenue                 |
| Area        | Beaumont                       |
| Subdivision | Four Season Estates (Beaumont) |
| City        | Beaumont                       |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T4X 1R3                        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, No Smoking Home, Parking-Extra, Smart/Program. Thermostat, Walkout Basement, Vacuum System-Roughed-In, Natural Gas BBQ Hookup |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |
| Is Waterfront  | Yes  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Oven-Microwave, Stacked Washer/Dryer, Washer, Wine/Beverage Cooler, Refrigerators-Two, Stove-Induction |
| Heating           | Baseboard, Forced Air-1, Electric, Natural Gas  |
| Fireplace         | Yes   |
| Fireplaces        | Masonry, Tile Surround, See Remarks   |
| Stories           | 3   |
| Has Basement      | Yes   |

Basement                      Full, Finished

**Exterior**

Exterior                      Concrete, Stone, Vinyl

Exterior Features      Airport Nearby, Fenced, Hillside, Landscaped, Playground Nearby, Schools, Shopping Nearby, Sloping Lot, Stream/Pond

Roof                          Asphalt Shingles

Construction              Concrete, Stone, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                July 18th, 2025

Days on Market        11

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 July 28th, 2025 at 11:47pm MDT