

## \$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

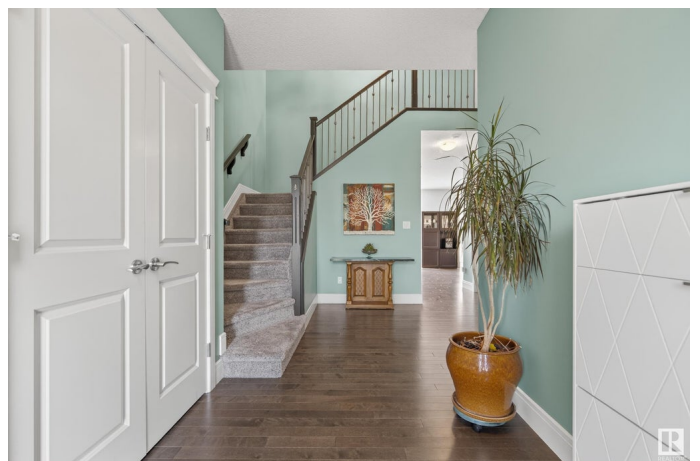
Welcome to this beautifully maintained 4 bedroom, 4 bathroom home located in a fabulous Beaumont location facing a peaceful green space. This property offers a rare combination of space, comfort, and functionality with over 2300 square feet of living space, a fully finished basement, and a MASSIVE TRIPLE 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 | 28              |
| Zoning         | Zone 82         |

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Listing information last updated on August 15th, 2025 at 5:32pm MDT