

## \$649,900 - N/A, Beaumont

MLS® #E4440961

**\$649,900**

5 Bedroom, 3.50 Bathroom, 2,147 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

Welcome to this amazing family home backing onto a scenic Carrousel park and walking trail. The bright, open-concept main floor boasts an updated kitchen with new appliances in 2022, granite countertops, tile floors, a center island with an eating bar, and a sunlit dining nook with access to the rear two-tiered deck. Relax by the cozy fireplace in the spacious family room. Enjoy the convenience of main floor laundry, a home office with double glass doors, and a 2-piece powder room. Upstairs, a large bonus room is perfect for movie nights, along with 3 bedrooms, a 4-piece bath, the primary suite features a raised 9x10 sitting area with park views, a luxurious 5-piece en-suite with dual sinks, a jetted tub, and a walk-in closet. The finished basement offers 2 additional bedrooms, a great family room, and a 3-piece bath. New shingles in 2021, outside you get a 16x21 stamped concrete patio and maintenance-free fencing complete the yard. Stay comfortable year-round with A/C and a heated triple garage!

Built in 2007

### Essential Information

MLS® # E4440961

Price \$649,900

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,147
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	N/A
Area	Beaumont
Subdivision	Eaglemont Heights
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0B2

### Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	6
Parking	Heated, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Landscaped, Park/Reserve, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	24
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 June 29th, 2025 at 9:47pm MDT