

## \$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 | 58             |
| Zoning         | Zone 82        |

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Listing information last updated on August 3rd, 2025 at 12:17pm MDT