

# \$589,900 - 6002 55 Avenue, Beaumont

MLS® #E4452788

**\$589,900**

4 Bedroom, 2.50 Bathroom, 2,503 sqft  
Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

**\*\*Fantastic Family Home!\*\*** This spacious 2,500 square foot property features 5 bedrooms (4 upstairs, 1 downstairs) and 2.5 bathrooms. The large, open-concept main floor features a living room with a gas fireplace, a dining area, and a spacious kitchen equipped with newer Bosch appliances, ample cabinets, and a sizable pantry. Laundry and a flex room complete the main floor. Upstairs, you will find a bonus room, the primary suite, three additional bedrooms, and the main bathroom. The basement is partially finished, offering a large bedroom and an open area that you can customize to your liking! Close to schools, rec centre, outdoor rink, and walking paths. New roof in 2024. Great neighbourhood!

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452788  |
| Price          | \$589,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,503     |
| Acres          | 0.00      |
| Year Built     | 2006      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6002 55 Avenue    |
| Area        | Beaumont          |
| Subdivision | Eaglemont Heights |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 0B3           |

### Amenities

|           |                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Front Porch, No Smoking Home, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                  |

### Interior

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                           |
| Fireplaces        | Mantel                                                                                                                                                                                        |
| Stories           | 2                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                           |
| Basement          | Full, Partially Finished                                                                                                                                                                      |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                             |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                        |
| Construction      | Wood, Vinyl                                                             |
| Foundation        | Concrete Perimeter                                                      |

### School Information

Elementary                    Dansereau Public School

**Additional Information**

Date Listed                    August 13th, 2025  
Days on Market                35  
Zoning                            Zone 82

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