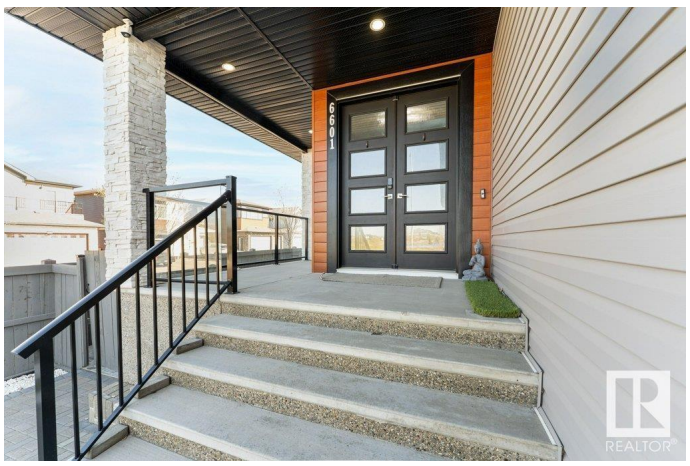
Courtesy Of Manish Padania Of RE/MAX Excellence

$1,026,000 - 6601 55 Avenue, Beaumont

MLS® #E4435197

$1,026,000
4 Bedroom, 4.00 Bathroom, 3,959 sqft
Single Family on 0.00 Acres



Eaglemont Heights, Beaumont, AB

Step into LUXURY!! Elegantly positioned on a prized corner lot, this expansive home offers nearly 4,000 sq ft of refined LIVING SPACE in BEAUMONT. A grand 8-ft DOUBLE DOOR entrance opens to soaring 9-ft ceilings & a bright, OPEN-concept layout. The main floor features a dedicated office, a grand living room with fireplace & a comforting swing, plus a CHEF-inspired kitchen with GAS cooktop, waterfall granite island, high-end cabinetry, & a walk-in pantry. Upstairs, enjoy LAKE VIEW from the BALCONY, a luxurious master suite with a 5-pc ensuite including a jetted bathtub, shower panel, & a private meditation space, plus a dedicated laundry room for added ease. The TRIPLE heated garage offers a 220V EV charger, hot/cold sink, & floor drain.The FULLY FINISHED BASEMENT boasts a PARTY room, WET BAR, additional bed & bath. Outside, unwind in the low-maintenance yard with artificial grass, concrete pad, built-in deck, & custom gazebo. Complete with central A/C, water softener, ceiling speakers, & CCTV security.

Built in 2019

Essential Information

MLS® #	E4435197
Price	$1,026,000

Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,959
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6601 55 Avenue
Area	Beaumont
Subdivision	Eaglemont Heights
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2X6

Amenities

Amenities	On Street Parking, Air Conditioner, Bar, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Gazebo, No Animal Home, No Smoking Home, Party Room, Patio, Smart/Program. Thermostat, Secured Parking, Vaulted Ceiling, Vinyl Windows, Wet Bar, HRV System, Natural Gas BBQ Hookup
Parking Spaces	6
Parking	Triple Garage Attached, EV Charging Station

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher - Energy Star, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Washer - Energy Star, Water Softener, Refrigerators-Two, Dishwasher-Two, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3

Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Fenced, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 8th, 2025
Days on Market	51
Zoning	Zone 82

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Listing information last updated on June 28th, 2025 at 4:32am MDT