

Courtesy Of Brent Anderson Of Century 21 Masters

## **\$949,900 - 6001 56 Avenue, Beaumont**

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MLS® #E4420367

**\$949,900**

6 Bedroom, 5.00 Bathroom, 2,738 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

All your boxes Checked! Discover this stunning fully finished executive home, over 3800 Sqft. of living space this rare 6 bedroom, 5 bathroom home is the MAX. Oversized heated Triple garage with 37 foot RV bay, floor drain + 2 home access points. Main floor features a den, formal dining, an expansive kitchen with walk through pantry, breakfast nook where you access the covered deck. Simply enjoy the landscaped yard with stamped concrete curbing, a private location, backing walking path and of course a NG BBQ Hook up. A cozy living room, full bath and laundry round out the main. Upstairs is a massive bonus room, luxurious primary, both with coffered ceiling detail. A spa like ensuite with steam shower, champagne tub and dual vanity await. 3 more bedrooms, 2 with ensuite baths complete the upstairs. Revenue potential in the basement as it operates as a Airbnb with wet bar, 2 beds and full bath. PLUS - AC, LED trim lighting, oversized exposed aggregate driveway for ample parking, walk to schools + shopping!



Built in 2012

### **Essential Information**

MLS® #                    E4420367

Price                        \$949,900

Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	2,738
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6001 56 Avenue
Area	Beaumont
Subdivision	Eaglemont Heights
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0G8

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Natural Gas BBQ Hookup
Parking Spaces	6
Parking	Heated, RV Parking, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 5th, 2025
Days on Market	58
Zoning	Zone 82

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Listing information last updated on April 4th, 2025 at 2:47pm MDT