

# \$665,000 - 5110 Rue Eaglemont, Beaumont

MLS® #E4422634

## \$665,000

3 Bedroom, 2.50 Bathroom, 2,274 sqft  
Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

\* TRIPLE CAR GARAGE \* with No close neighbours on either sides. Recreation centre just opposite the house. Welcome to this exquisite 2,275 sq. ft. home, ideally located for both buyers and investors seeking a Blend of Luxury and Convenience. This beautifully designed residence boasts UPPER LEVEL with 3 generously sized Bedrooms, including a Master suite, along with a Huge Bonus Room featuring a stunning Bay Window that floods the space with Natural Light. Throughout the home, 9-foot ceilings create an open, airy atmosphere, enhancing its spacious feel. MAIN FLOOR has a den which can be used as additional Bedroom. Basement is unfinished but comes with separate entrance. Enjoy the convenience of being just across from a premier recreation center with a public pool. The luxurious ensuite offers dual sinks, a two-person shower, and a Jacuzzi tub. The chef's kitchen features granite countertops, a walk-through pantry, and elegant hardwood floors. This home perfectly blends style, comfort, & location.

Built in 2014

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4422634  |
| Price  | \$665,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,274                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 5110 Rue Eaglemont |
| Area        | Beaumont           |
| Subdivision | Eaglemont Heights  |
| City        | Beaumont           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 0H0            |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking   | Triple Garage Attached  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Portable, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | See Remarks, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Other, Stucco  |
| Exterior Features | Airport Nearby, Low Maintenance Landscape, Public Transportation, Recreation Use, Schools, Shopping Nearby |

|              |                  |
|--------------|------------------|
| Roof         | Asphalt Shingles |
| Construction | Other, Stucco    |
| Foundation   | See Remarks      |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 23rd, 2025 |
| Days on Market | 41                  |
| 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 April 5th, 2025 at 6:02am MDT