

# \$749,900 - 6006 36 Avenue, Beaumont

MLS® #E4424115

**\$749,900**

5 Bedroom, 3.50 Bathroom, 2,490 sqft

Single Family on 0.00 Acres

Four Season Estates (Beaumont), Beaumont, AB

Welcome to this stunning 2-storey home in Four Seasons Park! Located in the desirable SW corner of town, it's close to parks, shopping & offers quick access to EIA. A grand entrance with soaring windows floods the home with natural light. The front office features gleaming hardwood—perfect for working from home. Step into the open-concept living space with high ceilings, a cozy fireplace & massive windows. The kitchen boasts solid wood cabinets, a corner pantry & under-cabinet lighting. The main-floor primary suite offers a spa-like ensuite, dual sinks, jacuzzi & deck access. Upstairs, find 2 generous bedrooms, a 4-pce bath & a gorgeous bright bonus room. The fully developed walkout basement features 2 more bedrooms, a 4-pce bath, a spacious living area with a gas fireplace & 9'™ ceilings. Outside, enjoy a huge yard backing a trail, upper deck, RV storage & a massive 35'™5" x 19'™9" triple garage. Roof replaced in 2023. A true stunner—move-in ready!



Built in 2002

## Essential Information

MLS® # E4424115

Price \$749,900

Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,490
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6006 36 Avenue
Area	Beaumont
Subdivision	Four Season Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1E3

### **Amenities**

Amenities	Ceiling 10 ft., Ceiling 9 ft., Deck, No Smoking Home, R.V. Storage, Walkout Basement
Parking Spaces	6
Parking	Over Sized, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

### **School Information**

Elementary	Ecole Champs Vallee
Middle	Ecole Champs Vallee
High	Ecole Beaumont Comp

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	31
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 5:47pm MDT