

\$999,000 - 6601 55 Avenue, Beaumont

MLS® #E4446282

\$999,000

4 Bedroom, 4.00 Bathroom, 3,959 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

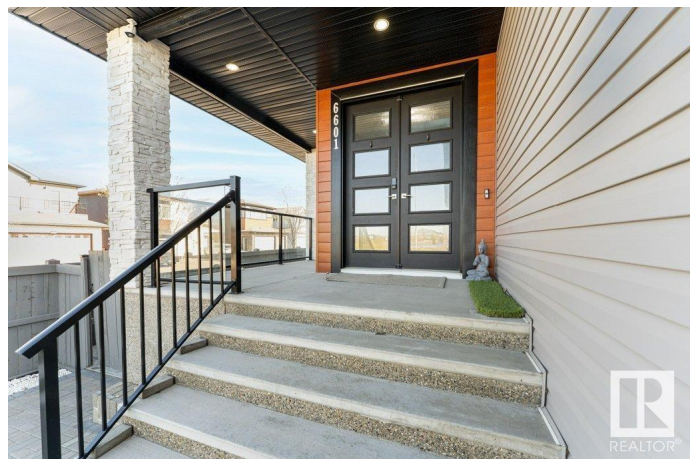
Luxury Living, Vastu Perfected! Elegantly positioned on a prized corner lot in Beaumont, this nearly 4,000 sq ft masterpiece blends timeless design with VASTU principles. A grand 8-ft double door opens to soaring 9-ft ceilings and a sunlit open-concept layout. The main floor features a private office, a spacious living room with fireplace and swing, and a chef-inspired kitchen with gas cooktop, waterfall granite island, premium cabinetry, and walk-in pantry. Upstairs, enjoy tranquil LAKE VIEWS from the balcony, a serene master retreat with 5-pc ensuite, jetted tub, shower panel, and meditation space, plus a dedicated laundry room. The TRIPLE heated garage offers a 220V EV charger, hot/cold sink, and floor drain. The fully finished basement includes a party room, wet bar, additional bed and bath. Outdoors, unwind in the low-maintenance yard with artificial grass, concrete pad, built-in deck, and custom gazebo. Complete with central A/C, water softener, ceiling speakers, and CCTV. A Must-See Masterpiece !!

Built in 2019

Essential Information

MLS® # E4446282

Price \$999,000



| | |
|----------------|------------------------|
| 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 | July 5th, 2025 |
| Days on Market | 6 |
| 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 July 11th, 2025 at 11:33am MDT