

\$600,000 - 5609 Rue Eaglemont, Beaumont

MLS® #E4461123

\$600,000

3 Bedroom, 3.00 Bathroom, 2,354 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

Welcome to this warm and inviting 2353 sq ft family home in an unbeatable location! The bright open layout features a main floor den—perfect for a home office, playroom, or guest space—next to a full 3-pc bath. The spacious kitchen offers granite countertops, a large island, corner pantry, and plenty of cabinets, opening onto a cozy living room with gas fireplace. The dining area leads to a covered deck with gas hookup for year-round BBQs and overlooks the fully developed private backyard, ideal for kids and family fun. Upstairs, the primary suite includes a 5-pc ensuite with double sinks, soaker tub, granite counters, and walk-in closet. Two additional bedrooms and a vaulted bonus room with gas fireplace provide lots of room for everyone. With hot water on demand, central air conditioning, and double attached garage, this home has it all—steps from Dansereau and St. Andre schools, close to the Rec Centre, parks, and trails!

Built in 2010

Essential Information

MLS® #	E4461123
Price	\$600,000
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	2,354
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	5609 Rue Eaglemont
Area	Beaumont
Subdivision	Eaglemont Heights
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0G9

Amenities

Amenities	Air Conditioner, Deck, Hot Water Tankless, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Schools
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Ecole Dansereau/St.Andre
Middle	Ecole Dansereau
High	Beaumont Composite

Additional Information

Date Listed	October 7th, 2025
Days on Market	8
Zoning	Zone 82

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