

## \$955,000 - 6601 55 Avenue, Beaumont

MLS® #E4446282

**\$955,000**

4 Bedroom, 4.00 Bathroom, 2,813 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 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

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Price \$955,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,813                  |
| 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  |
| <b>Exterior</b>   |   |
| 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 | 70             |
| Zoning         | Zone 82        |

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Listing information last updated on September 13th, 2025 at 7:17pm MDT