

\$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	30
Zoning	Zone 82

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