

## **\$674,900 - 5325 60 Street, Beaumont**

MLS® #E4430035

**\$674,900**

4 Bedroom, 4.00 Bathroom, 2,866 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

This FOUR BEDROOM 2-storey in Eaglemont Heights backs a walking trail & playground on a quiet street close to schools, clinic, rec ctr and other amenitiesâ€”perfect for growing families! Over 2800 sqft of living space. Enter a bright tiled foyer with soaring ceilings & coffered details. Front office, open dining, and a stunning kitchen with GRANITE counters, STAINLESS STEEL appliances, BIG ISLAND, corner pantry & granite phone desk. Sunny dinette opens to a deck overlooking greenspace. Cozy living room with GAS FIREPLACE. MAIN FLOOR LAUNDRY in mudroom with cabinets & sink. Double attached garage is insulated & drywalled. Upstairs: 4 large bedrooms, including a HUGE PRIMARY with WALK-IN CLOSET & 5-pc ensuite featuring CORNER JACUZZI, shower & dual vanities. Two bedrooms share a 4-pc bath. A SECOND PRIMARY includes its own 4-pc ensuite. Bonus room, HIGH-EFFICIENCY HWT, newer paint & an unfinished basement ready for your vision. Move-in readyâ€”donâ€™t miss it! \*Some photos are virtually staged\*



Built in 2007

### **Essential Information**

MLS® # E4430035

Price \$674,900

Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,866
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	5325 60 Street
Area	Beaumont
Subdivision	Eaglemont Heights
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0B2

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Front Porch, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Playground Nearby, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	10
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 20th, 2025 at 2:32am MDT