

## \$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 amenities—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 ready—don'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 | 13               |
| Zoning         | Zone 82          |

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Listing information last updated on April 23rd, 2025 at 10:17am MDT