# \$699,900 - 5308 Rue Eaglemont, Beaumont

MLS® #E4419000

#### \$699,900

6 Bedroom, 4.50 Bathroom, 2,538 sqft Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

Presenting an exceptional 6-bedroom home (4Bedrooms & 3full washrooms on the upper level) in the highly desirable EAGLEMONT community of BEAUMONT. Offering over 2500 sq ft of thoughtfully designed living space, this property is perfect for families seeking comfort and style. The home includes a LEGAL 2-BEDROOM BASEMENT SUITE WITH A SEPARATE ENTRANCE, currently rented. A spacious TRIPLE GARAGE with RV PARKING provides ample space for vehicles and storage. The main floor features an OPEN CONCEPT layout with a GOURMET kitchen, bright living area, and an abundance of natural light. The home boasts 9FT CEILINGS, enhancing its open, airy feel. Situated exactly opposite the BEAUMONT RECREATION CENTRE and within walking distance, this home offers the perfect balance of convenience and location. The exterior is beautifully finished with durable stucco, offering both curb appeal and low maintenance. Situated on a REGULAR LOT, an incredible opportunity you won't want to miss!



### **Essential Information**

MLS® # E4419000 Price \$699,900





Bedrooms 6

Bathrooms 4.50

Full Baths 4

Half Baths 1

Square Footage 2,538

Acres 0.00

Year Built 2014

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 5308 Rue Eaglemont

Area Beaumont

Subdivision Eaglemont Heights

City Beaumont
County ALBERTA

Province AB

Postal Code T4X 0H9

#### **Amenities**

Amenities Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal

Home, No Smoking Home

Parking Over Sized, RV Parking, Tandem, Triple Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener,

Refrigerator, Stove-Electric, Washer, Dryer-Two, Refrigerators-Two,

Stoves-Two, Washers-Two, Dishwasher-Two

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Public

**Swimming Pool** 

Roof Asphalt Shingles

Construction Wood, Stucco

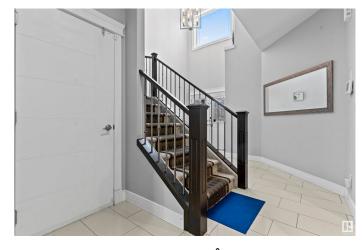
Foundation Concrete Perimeter

## **Additional Information**

Date Listed January 23rd, 2025

Days on Market 88

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 21st, 2025 at 1:32pm MDT