

## \$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 !!

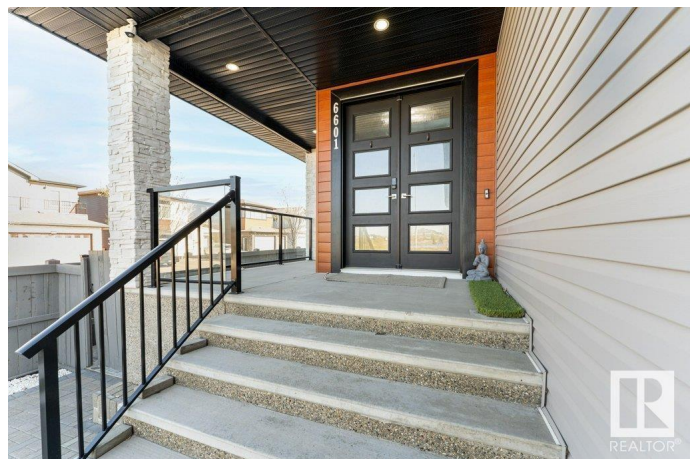
Built in 2019

### Essential Information

MLS® # E4446282

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

**Exterior**

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        75

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 September 18th, 2025 at 8:47am MDT