

Courtesy Of Josh M Cudmore Of Initia Real Estate

## **\$949,900 - 6111 56 Avenue, Beaumont**

MLS® #E4430655

**\$949,900**

6 Bedroom, 6.00 Bathroom, 3,238 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

Welcome to this expansive and beautifully designed home offering nearly 4700 sq ft of elegant and functional living space. With 6 spacious bedrooms and 6 bathrooms, this residence is perfect for large families and/or multi-generational living. Three of the bedrooms feature private ensuites, providing comfort and convenience for guests/family members. The home boasts two inviting main floor living rooms, ideal for both relaxing and entertaining, along with a dining room. The open concept kitchen is complemented by a spice kitchen, perfect for preparing elaborate meals and gas fireplace that flows into the living room. Main floor also offers bedroom and a full bathroom. Upstairs boasts 4 bedrooms with the master offering spa inspired ensuite with steam shower & fireplace. Downstairs is home to another large living area, wet bar and a bedroom. Two furnaces & two A/C Units. With a triple heated garage, large mudroom, conveniently located upstairs laundry, and its gorgeous curb appeal, this house has it all.

Built in 2012

### **Essential Information**

MLS® # E4430655

Price \$949,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 6.00                   |
| Full Baths     | 6                      |
| Square Footage | 3,238                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 6111 56 Avenue    |
| Area        | Beaumont          |
| Subdivision | Eaglemont Heights |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 0H3           |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Triple Garage Attached |

### **Interior**

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Water Softener, Dishwasher-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                               |
| Stories           | 3                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                          |

### **Exterior**

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Stone, Stucco |
| Exterior Features | See Remarks         |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Stone, Stucco |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 12th, 2025

Days on Market                37

Zoning                            Zone 82

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Listing information last updated on May 19th, 2025 at 2:47am MDT