

\$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 !!

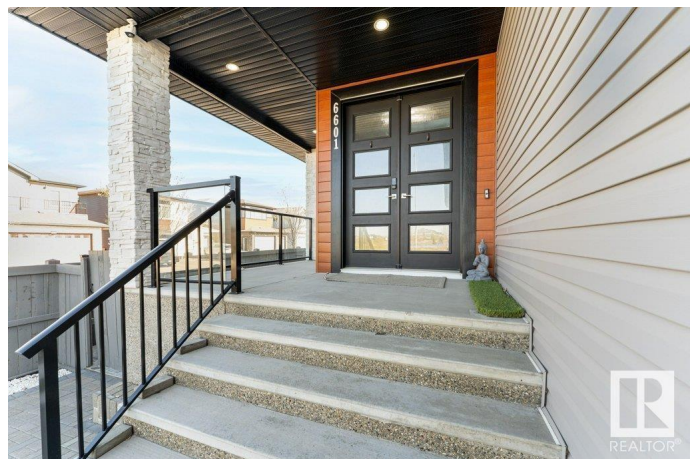
Built in 2019

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	50
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 August 24th, 2025 at 7:32pm MDT