

## \$749,000 - 5911 53 Avenue, Beaumont

MLS® #E4465723

**\$749,000**

6 Bedroom, 4.50 Bathroom, 2,756 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

A grand residence with presence. A massive yard, an oversized triple garage, and over 2,700 sq. ft. of refined living designed for those who expect more. Set in sought-after Eaglemont Heights, this elegant 6-bedroom home (4 + 2) sits on a nearly 10,000 sq. ft. south-facing lot, offering exceptional space and natural light. Inside, the open-concept main floor impresses with the living room's 18-foot ceilings, floor-to-ceiling windows, and a gas fireplace anchoring your daily living. The chef's kitchen showcases rich cabinetry, stone counters, a gas range, and a generous island perfect for entertaining. A formal dining room, main floor den, and sound system throughout speak to elevated living. Upstairs, the primary suite feels indulgent with a spa-inspired 5-piece ensuite, while two bedrooms share a Jack & Jill bath. With air conditioning, a fully finished basement, and a 4th rear garage door for easy yard access, this home blends luxury, comfort, and practicality in perfect harmony.

Built in 2011

### Essential Information

MLS® # E4465723

Price \$749,000

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,756                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5911 53 Avenue    |
| Area        | Beaumont          |
| Subdivision | Eaglemont Heights |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 0B1           |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Fire Pit, See Remarks            |
| Parking Spaces | 5                                                       |
| Parking        | Heated, Over Sized, Triple Garage Attached, See Remarks |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | ensuite bathroom                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer |
| 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 | Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Shopping Nearby, Treed Lot, See |

|              |                    |
|--------------|--------------------|
|              | Remarks            |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 3                   |
| 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 November 17th, 2025 at 3:18pm MST