

\$674,900 - 5325 60 Street, Beaumont

MLS® #E4430035

\$674,900

4 Bedroom, 4.00 Bathroom, 2,866 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

This FOUR BEDROOM 2-storey in Eaglemont Heights backs a walking trail & playground on a quiet street close to schools, clinic, rec ctr and other amenitiesâ€”perfect for growing families! Over 2800 sqft of living space. Enter a bright tiled foyer with soaring ceilings & coffered details. Front office, open dining, and a stunning kitchen with GRANITE counters, STAINLESS STEEL appliances, BIG ISLAND, corner pantry & granite phone desk. Sunny dinette opens to a deck overlooking greenspace. Cozy living room with GAS FIREPLACE. MAIN FLOOR LAUNDRY in mudroom with cabinets & sink. Double attached garage is insulated & drywalled. Upstairs: 4 large bedrooms, including a HUGE PRIMARY with WALK-IN CLOSET & 5-pc ensuite featuring CORNER JACUZZI, shower & dual vanities. Two bedrooms share a 4-pc bath. A SECOND PRIMARY includes its own 4-pc ensuite. Bonus room, HIGH-EFFICIENCY HWT, newer paint & an unfinished basement ready for your vision. Move-in readyâ€”donâ€™t miss it! *Some photos are virtually staged*



Built in 2007

Essential Information

MLS® # E4430035

Price \$674,900

Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,866
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	5325 60 Street
Area	Beaumont
Subdivision	Eaglemont Heights
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0B2

Amenities

Amenities	Ceiling 9 ft., Deck, Front Porch, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Playground Nearby, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 10th, 2025
Days on Market	11
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 20th, 2025 at 9:47pm MDT