

## \$699,900 - 5308 Rue Eaglemont, Beaumont

MLS® #E4419000

**\$699,900**

6 Bedroom, 4.50 Bathroom, 2,538 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

Presenting an exceptional 6-bedroom home (4Bedrooms & 3full washrooms on the upper level) in the highly desirable EAGLEMONT community of BEAUMONT. Offering over 2500 sq ft of thoughtfully designed living space, this property is perfect for families seeking comfort and style. The home includes a LEGAL 2-BEDROOM BASEMENT SUITE WITH A SEPARATE ENTRANCE, currently rented. A spacious TRIPLE GARAGE with RV PARKING provides ample space for vehicles and storage. The main floor features an OPEN CONCEPT layout with a GOURMET kitchen, bright living area, and an abundance of natural light. The home boasts 9FT CEILINGS, enhancing its open, airy feel. Situated exactly opposite the BEAUMONT RECREATION CENTRE and within walking distance, this home offers the perfect balance of convenience and location. The exterior is beautifully finished with durable stucco, offering both curb appeal and low maintenance. Situated on a REGULAR LOT, an incredible opportunity you wonâ€™t want to miss!

Built in 2014

### Essential Information

MLS® # E4419000

Price \$699,900



Bedrooms	6
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,538
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5308 Rue Eaglemont
Area	Beaumont
Subdivision	Eaglemont Heights
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0H9

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Over Sized, RV Parking, Tandem, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
----------	--------------

Exterior Features    Airport   Nearby,   Fenced,   C  
Swimming Pool

Roof                    Asphalt Shingles

Construction        Wood, Stucco

Foundation           Concrete Perimeter



**Additional Information**

Date Listed            January 23rd, 2025

Days on Market       97

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 30th, 2025 at 6:02pm MDT