

\$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 | 32 |
| 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 May 12th, 2025 at 7:17am MDT