

## \$625,000 - 5609 Rue Eaglemont, Beaumont

MLS® #E4453293

**\$625,000**

3 Bedroom, 3.00 Bathroom, 2,363 sqft

Single Family on 0.00 Acres

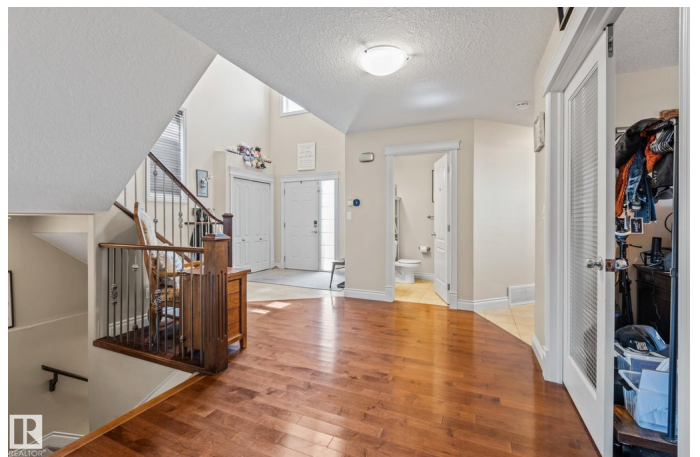
Eaglemont Heights, Beaumont, AB

HOME SWEEEEET HOME!! The excellent layout with open floor plan has a main floor den/office with a large window that could be used as a bedroom room with conveniently located adjacent 3-pc bath. The large kitchen with granite counter tops, many cabinets, huge island, corner pantry, opens on to a spacious living room with large windows & cozy gas fireplace. The large dining area leads to a covered deck with natural gas for BBQ or fire table all year long, & looks out on a good sized semi private backyard. Upstairs, you will find a large master bedroom and 5-pc ensuite complete with double sinks, granite counters corner soaker tub, and walk-in closet. Two more upstairs bedrooms & large bonus room with vaulted ceiling & gas f/p is perfect for families. This lovely inviting home is priced right and wont last. EXCELLENT value Family home conveniently located by schools, Rec Centre, & quick access to trails and parks. shows great!

Built in 2010

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453293  |
| Price     | \$625,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,363                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5609 Rue Eaglemont |
| Area        | Beaumont           |
| Subdivision | Eaglemont Heights  |
| City        | Beaumont           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 0G9            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Stories           | 2                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Unfinished                                                                   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced, Flat Site  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed August 15th, 2025

Days on Market 2

Zoning Zone 82

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Listing information last updated on August 17th, 2025 at 6:17am MDT