

Courtesy Of Josh M Cudmore Of Initia Real Estate

# \$949,900 - 6111 56 Avenue, Beaumont

MLS® #E4430655

**\$949,900**

6 Bedroom, 6.00 Bathroom, 3,238 sqft  
Single Family on 0.00 Acres

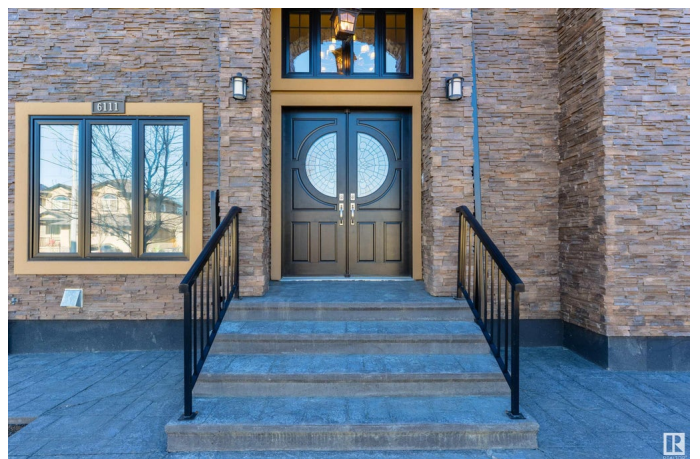
Eaglemont Heights, Beaumont, AB

Welcome to this expansive and beautifully designed home offering nearly 4700 sq ft of elegant and functional living space. With 6 spacious bedrooms and 6 bathrooms, this residence is perfect for large families and/or multi-generational living. Three of the bedrooms feature private ensuites, providing comfort and convenience for guests/family members. The home boasts two inviting main floor living rooms, ideal for both relaxing and entertaining, along with a dining room. The open concept kitchen is complemented by a spice kitchen, perfect for preparing elaborate meals and gas fireplace that flows into the living room. Main floor also offers bedroom and a full bathroom. Upstairs boasts 4 bedrooms with the master offering spa inspired ensuite with steam shower & fireplace. Downstairs is home to another large living area, wet bar and a bedroom. Two furnaces & two A/C Units. With a triple heated garage, large mudroom, conveniently located upstairs laundry, and its gorgeous curb appeal, this house has it all.

Built in 2012

## Essential Information

MLS® #	E4430655
Price	\$949,900



Bedrooms	6
Bathrooms	6.00
Full Baths	6
Square Footage	3,238
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6111 56 Avenue
Area	Beaumont
Subdivision	Eaglemont Heights
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0H3

### **Amenities**

Amenities	See Remarks
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Water Softener, Dishwasher-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 12th, 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 April 15th, 2025 at 10:32am MDT