

## **\$654,900 - 5316 60 Street, Beaumont**

MLS® #E4435083

**\$654,900**

4 Bedroom, 2.50 Bathroom, 2,321 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

This impeccably maintained 3+1 bedroom home offers over 3000 sq ft of stylish, functional living space in a highly sought-after neighborhood near the rec center, schools, and scenic walking trails. The bright main floor features a semi open-concept layout with an office, modern kitchen, large island, granite countertops, and a spacious dining area that opens to the beautifully landscaped yardâ€”perfect for indoor-outdoor living and entertaining. The cozy main floor living room with a gas fireplace adds warmth and charm. Upstairs, you'll find a bonus room, three generously sized bedrooms, including a serene primary suite with a walk-in closet and spa-like ensuite. Enjoy the versatility of a finished basement with a fourth bedroom, large rec room, full bath, and flex space ideal for a home office or gym. A triple car garage provides ample parking (away from Alberta's snowy winters) and loads of extra storage. Move-in ready, and relax with space, style, and location â€” life really IS better in Beaumont!

Built in 2007

### **Essential Information**

MLS® # E4435083

Price \$654,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,321
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5316 60 Street
Area	Beaumont
Subdivision	Eaglemont Heights
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0B1

### Amenities

Amenities	Air Conditioner
Parking	Triple Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 8th, 2025
Days on Market	29
Zoning	Zone 82



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