

## \$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 won'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 Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Public

Swimming Pool  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

**Additional Information**

Date Listed January 23rd, 2025  
Days on Market 71  
Zoning Zone 82



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Listing information last updated on April 4th, 2025 at 7:02am MDT