

## \$1,049,000 - 5417 66 Street, Beaumont

MLS® #E4425383

**\$1,049,000**

6 Bedroom, 5.00 Bathroom, 3,211 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

Situated in the city of Beaumont, this stunning home offers over 4,500 sq. ft. of living space and backs onto a serene ravine. Designed for comfort and style, it features 6 bedrooms and 5 baths, including a master suite with a spa-like 5-piece ensuite and private balcony. Upstairs, a second bedroom has its own ensuite, while two others share a Jack-and-Jill bath and a connecting balcony. The main floor impresses with open-to-above ceilings, a spacious family room with a fireplace, a modern kitchen with stainless steel appliances, and a spice kitchen. Dual dining areas provide space for both family and guests. The fully finished basement includes a massive rec room with an end-to-end wet bar, a home theatre, a bedroom, a full bath, and a private side entrance. A built-in sound system and security system add convenience. Outside, the zero-maintenance artificial turf yard and extended concrete patio offer the perfect space for gatherings. Completing the home is a triple-car garage. A rare masterpiece!

Built in 2021

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4425383    |
| Price    | \$1,049,000 |
| Bedrooms | 6           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 3,211                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5417 66 Street    |
| Area        | Beaumont          |
| Subdivision | Eaglemont Heights |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 2X6           |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Smart/Program. Thermostat, HRV System |
| Parking   | Triple Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, Projector, TV Wall Mount |
| Heating           | Forced Air-2, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Park/Reserve, Playground Nearby, Schools, Stream/Pond, See Remarks |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 38               |
| Zoning         | Zone 82          |

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Listing information last updated on April 20th, 2025 at 9:17am MDT