

## \$284,900 - 54 5001 62 Street, Beaumont

MLS® #E4444937

**\$284,900**

3 Bedroom, 2.50 Bathroom, 1,279 sqft

Condo / Townhouse on 0.00 Acres

Eaglemont Heights, Beaumont, AB

Welcome to this bright and open home, featuring a spacious living room and kitchen complete with a cozy gas fireplace. This property offers three generously sized bedrooms, including Master Bedroom with a walk-in closet and private ensuite. An additional full bathroom and a convenient half bath on the main floor provide ample space for family and guests. Stylish laminate and vinyl plank flooring, neutral paint tones, and modern new light fixtures create a fresh and inviting atmosphere throughout. The unfinished basement offers excellent potential for future development. Enjoy the convenience of a single attached garage and the value of low condo fees. Located in a quiet, well-managed complex just a short drive to Edmonton, and close to schools, shopping, and all essential amenities.

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444937  |
| Price          | \$284,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,279     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2007              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 54 5001 62 Street |
| Area        | Beaumont          |
| Subdivision | Eaglemont Heights |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 1T6           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Detectors Smoke  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Washer |
| Heating           | Forced Air-1, Natural Gas                    |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                             |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 28th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 6       |
| Zoning         | Zone 82 |
| Condo Fee      | \$258   |

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Listing information last updated on July 4th, 2025 at 7:48pm MDT