

## \$294,900 - 59 5001 62 Street, Beaumont

MLS® #E4447883

**\$294,900**

3 Bedroom, 2.50 Bathroom, 1,276 sqft

Condo / Townhouse on 0.00 Acres

Eaglemont Heights, Beaumont, AB

**QUICK POSSESSION AVAILABLE!** Great family townhouse in an amazing location. The spacious entrance with closet space and 2 piece bathroom leads to the open kitchen and living area. Big windows make the space bright and light, with a fireplace to stay cozy in the winter. The patio doors lead to a nice sized deck. The kitchen has upgraded backsplash and countertops. Upstairs, you will find a large primary bedroom with walk in closet and 3 piece bath. The two other bedrooms are generously sized with a four piece bath completing the upper level. The laundry is also conveniently located upstairs. The finished basement provides for tons of extra living space. This location is perfect for families with walking distance to the Recreation Centre, schools and parks. Upgrades include vinyl plank flooring on the main level/basement, carpet on the upper level and new washer/dryer. Shingles are currently being redone and will be brand new.

Built in 2007

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447883  |
| Price     | \$294,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,276             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 59 5001 62 Street |
| Area        | Beaumont          |
| Subdivision | Eaglemont Heights |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 0C7           |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | On Street Parking, No Smoking Home |
| Parking   | Single Garage Attached             |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Fireplace         | Yes                                                                                                                 |
| Fireplaces        | Tile Surround                                                                                                       |
| Stories           | 3                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                    |
| Exterior Features | Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                      |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 54              |
| Zoning         | Zone 82         |
| Condo Fee      | \$258           |



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Listing information last updated on September 7th, 2025 at 7:32pm MDT