

## \$469,500 - 5412 67 Street, Beaumont

MLS® #E4429576

**\$469,500**

4 Bedroom, 3.50 Bathroom, 1,496 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

**\*\*WON'T LAST LONG \*\***Don't miss this amazing 2-storey, 1/2 DUPLEX with over 2100 sq. ft of developed Space! This Gorgeous Home offers a TILE FOYER with plenty of closets, a 2 piece bathroom, entrance to the garage & a walk-through pantry. Enter a gorgeous GREATROOM with dark laminate, a FIREPLACE with floor to ceiling TILE. Up the CENTRAL STAIRCASE to 3 bedrooms, 2 full baths and a laundry room. The basement is fully Developed & features a full bath, & a 4th. bedroom. A bright & spacious FAMILY/GAMESROOM has an electric LINEAR FIREPLACE & CUSTOM SHELVES on each side. The Fully Fenced and private Backyard offer a large LAWN & a Wooden and Concrete Deck, a SUPER CUTE CUSTOM MADE SHED. Extended Concrete Driveway and Concrete Sidewalk from Garage all the way to the CONCRETE DECK. A LARGE DOUBLE GARAGE DRYWALLED with storage shelves. COME SEE THIS FOR YOURSELF TOO MUCH TO LIST.

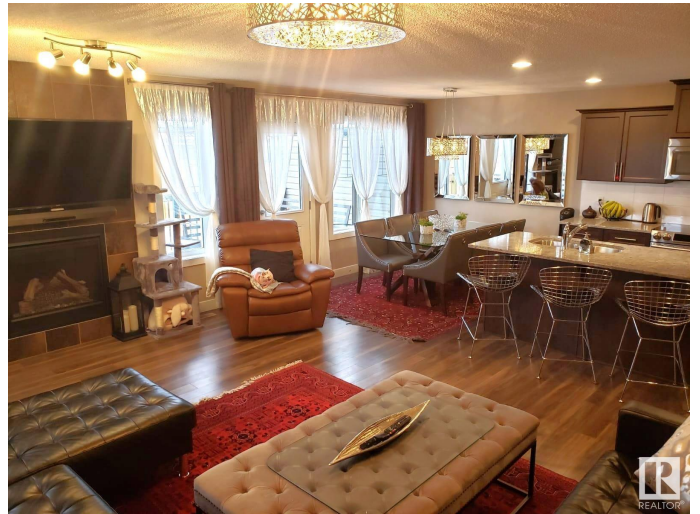
Built in 2016

### Essential Information

MLS® # E4429576

Price \$469,500

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,496
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	5412 67 Street
Area	Beaumont
Subdivision	Eaglemont Heights
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2A2

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	See Remarks, Finished

### Exterior

Exterior	Wood, Concrete, Stone, Vinyl
Exterior Features	Airport Nearby, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Concrete, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed April 7th, 2025  
Days on Market 21  
Zoning Zone 82



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 28th, 2025 at 5:32am MDT