

## **\$830,000 - 6006 32 Avenue, Beaumont**

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MLS® #E4435530

**\$830,000**

4 Bedroom, 2.50 Bathroom, 1,785 sqft

Single Family on 0.00 Acres

Four Season Estates (Beaumont), Beaumont, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Experience refined living in this stunning custom walk-out bungalow, thoughtfully upgraded to blend elegance with comfort. Enjoy breathtaking pond views from expansive windows and impressive vaulted ceilings that fill the home with natural light. The open-concept kitchen features a striking granite island, stone accent walls, and a beautiful fireplace-perfect for gatherings. Retreat to the king-sized primary suite with a spacious walk-in closet and a private deck overlooking the water. Indulge in your personal spa with a luxurious air-jetted tub and heated floors. The lower level is an entertainer's dream, complete with a granite wet bar, wine racks, and a cozy stone fireplace. A second bedroom offers direct patio access, ideal for guests, while a generous third bedroom and a den with built-ins provide flexible living options. Additional features include an integrated audio system, brand new furnace and more.



Built in 2010

### **Essential Information**

MLS® # E4435530

Price \$830,000

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,785
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6006 32 Avenue
Area	Beaumont
Subdivision	Four Season Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1R3

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Instant, Parking-Extra, Patio, Smart/Program. Thermostat, Vaulted Ceiling, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking	Triple Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Water Softener, Wine/Beverage Cooler, See Remarks, Wet Bar
Heating	Forced Air-1, In Floor Heat System, Natural Gas, Water
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2

Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Lake, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	May 9th, 2025
Days on Market	3
Zoning	Zone 82

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Listing information last updated on May 12th, 2025 at 10:17am MDT