

## \$944,000 - 6004 32 Avenue, Beaumont

MLS® #E4448642

**\$944,000**

5 Bedroom, 3.50 Bathroom, 2,735 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. One-of-a-kind luxury Walkout Backing Pond – Executive Burke Perry Home. Located in one of Beaumont's most desirable areas, this timeless 2-storey walkout blends elegance and design, featuring stone accents, paving stone patio, and pond views. Inside, soaring ceilings and high-end finishes await. The chef's kitchen boasts SubZero fridge, Dacor 6-burner range, wine fridge, granite island, and Miele dishwasher – all open to a fieldstone fireplace and formal dining area with dual access to a large zero-maintenance deck. The main floor office includes French doors, pond views, and a double-sided fireplace. The walkout basement offers an in-law living quarters: kitchenette, second laundry, bedroom, den, family room, and sound system room. Bonus: theatre room with projector, smart home tech, oversized garage, dry bar, and new \$27K roof. Enjoy sunrises over the pond, and entertain year-round with style and sophistication

Built in 2002

### Essential Information

MLS® # E4448642

Price \$944,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,735
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6004 32 Avenue
Area	Beaumont
Subdivision	Four Season Estates (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1R3

### Amenities

Amenities	Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, No Smoking Home, Parking-Extra, Smart/Program. Thermostat, Walkout Basement, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Oven-Microwave, Stacked Washer/Dryer, Washer, Wine/Beverage Cooler, Refrigerators-Two, Stove-Induction
Heating	Baseboard, Forced Air-1, Electric, Natural Gas
Fireplace	Yes
Fireplaces	Masonry, Tile Surround, See Remarks
Stories	3
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Concrete, Stone, Vinyl

Exterior Features      Airport Nearby, Fenced, Hillside, Landscaped, Playground Nearby, Schools, Shopping Nearby, Sloping Lot, Stream/Pond

Roof                          Asphalt Shingles

Construction              Concrete, Stone, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                July 18th, 2025

Days on Market        1

Zoning                      Zone 82

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