# \$649,999 - 6612 53 Avenue, Beaumont

MLS® #E4441164

## \$649.999

3 Bedroom, 2.50 Bathroom, 2,340 sqft Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

Welcome to this beautifully upgraded 2-storey, 2,340 sq. ft. former Homes by Vikas showhome in Eaglemont Heights. Featuring 3 bedrooms, 2.5 baths, and a partially finished basement, this home blends comfort and function. The open-concept main floor includes a walk-through pantry with second prep area, spacious laundry, and mudroom. Extensive upgrades: acrylic stucco with EIFS for energy efficiency, upgraded windows, quartz countertops throughout, kitchen cabinetry with extra built-ins, blinds, hardwood flooring, metal spindle railings, gas fireplace, and premium plumbing and lighting fixtures. The primary suite offers a walk-in closet and 5-pc spa ensuite with jacuzzi and tiled shower. Soaring open-to-above living room, vaulted ceiling in bedroom 2, bonus room, extended garage, and option for a separate basement entrance. The backyard features a stunning deck and private outdoor entertaining spaceâ€"perfect for cozy evenings or summer gatherings.

Built in 2016

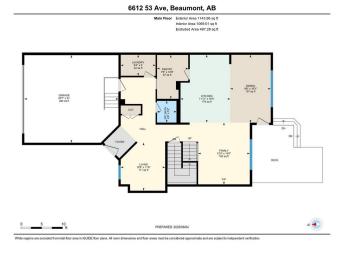
### **Essential Information**

MLS® # E4441164 Price \$649,999

Bedrooms 3
Bathrooms 2.50







Full Baths 2 Half Baths 1

Square Footage 2,340 Acres 0.00 Year Built 2016

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 6612 53 Avenue

Area Beaumont

Subdivision Eaglemont Heights

City Beaumont County ALBERTA

Province AB

Postal Code T4X 2A3

# **Amenities**

Amenities Deck, Fire Pit, Front Porch Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator,

Washer, Window Coverings, Stoves-Two

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door

Stories 2

Has Basement Yes

Basement Full, Partially Finished

### **Exterior**

Exterior Wood, Stucco

Exterior Features Airport Nearby, Fenced, Flat Site, Landscaped, No Back Lane,

Playground Nearby, Schools, Ski Hill Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

# **Additional Information**

Date Listed June 7th, 2025

Days on Market 9

Zoning Zone 82

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Listing information last updated on June 16th, 2025 at 4:47pm MDT