

\$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 space—perfect for cozy evenings or summer gatherings.

Built in 2016



6612 53 Ave, Beaumont, AB

Main Floor Exterior Area 1143.96 sq ft
Interior Area 1060.51 sq ft
Excluded Area 497.28 sq ft



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PREPARED: 2025/06/04

While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

Essential Information

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|-----------|-----------|
| 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