

\$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 2,340 sq. ft. 2-storey home in Eaglemont Heights. Featuring 3 bedrooms, 2.5 baths, and a partially finished basement, this home is designed for comfort and function. The open-concept main floor includes a chef's kitchen with quartz counters, walk-through pantry with second prep area, spacious laundry, and mudroom. Highlights include energy-efficient acrylic stucco with EIFS, upgraded windows, custom kitchen cabinetry with extra built-ins, hardwood floors, blinds, metal spindle railings, gas fireplace, and premium lighting and plumbing fixtures. The grand living room boasts soaring open-to-above ceilings. The primary suite offers a 5-pc spa ensuite with jacuzzi tub, tiled shower, and walk-in closet. Bedroom 2 features a vaulted ceiling. Bonus room, extended garage, and optional separate basement entry. Enjoy the finished backyard with a large deck and private outdoor space—perfect for summer evenings. Located on a school bus route.

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	25
Zoning	Zone 82

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