

# \$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

## 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	8
Zoning	Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 8:02pm MDT