

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

MLS® #E4441164

**\$649,999**

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

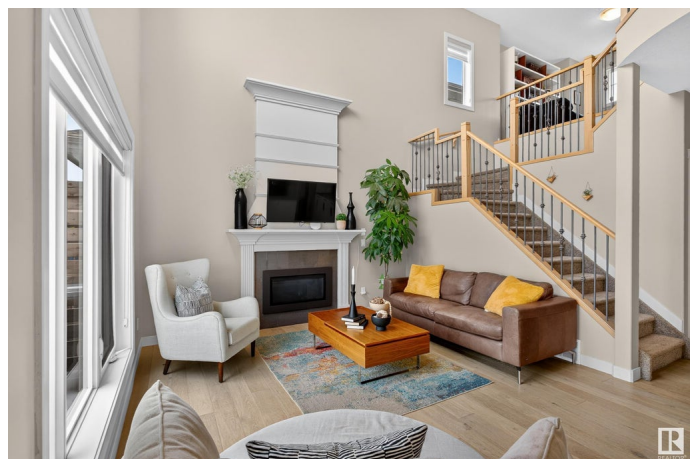
Eaglemont Heights, Beaumont, AB

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	22
Zoning	Zone 82

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Listing information last updated on June 29th, 2025 at 8:32pm MDT