

# \$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 areas in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

## 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 10  
Zoning Zone 82

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Listing information last updated on June 17th, 2025 at 3:02pm MDT