

## \$849,000 - 5204 63 Street, Beaumont

MLS® #E4463225

**\$849,000**

4 Bedroom, 3.00 Bathroom, 2,007 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

Welcome home to this beautifully designed walk-out bungalow backing trees and a walking path that truly checks all the boxes! Featuring numerous upgrades, 3 full bathrooms, 4 bedrooms, main-floor office, a fully finished basement, and a heated triple garage with a floor drain. Step inside and you'll be greeted by a bright, open layout and a large kitchen with a raised island with seating, tons of cupboard and counter space and pantry, cozy living room with a gas fireplace, sunny dining area that walks out to a raised balcony overlooking the beautifully landscaped yard. The massive basement offers heated floors, the 4th bedroom, full bathroom, a fantastic entertaining space, games area and a flex area that would be ideal for a bar or second kitchen. Walk-out to the stone patio, perfect for entertaining! The home's upgraded exterior features elegant stucco and an aggregate driveway, adding lasting curb appeal. A/C, newer roof, new paint, washer/dryer and HWT. Bungalows like this don't come up often!

Built in 2008

### Essential Information

MLS® # E4463225

Price \$849,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,007                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 5204 63 Street    |
| Area        | Beaumont          |
| Subdivision | Eaglemont Heights |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 1V4           |

### **Amenities**

|                |                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Front Porch, No Smoking Home, Walkout Basement |
| Parking Spaces | 6                                                                                                                     |
| Parking        | Triple Garage Attached                                                                                                |

### **Interior**

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                           |
| Fireplace         | Yes                                                                                                                                                       |
| Fireplaces        | Mantel                                                                                                                                                    |
| Stories           | 2                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                            |

### **Exterior**

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                            |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                        |
| Construction      | Wood, Stucco                                                                            |
| Foundation        | Concrete Perimeter                                                                      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 82            |

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Listing information last updated on October 27th, 2025 at 7:32am MDT