

\$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	5
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 October 28th, 2025 at 5:17pm MDT