

Courtesy Of Samantha Stachniak Of RE/MAX Elite

## \$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

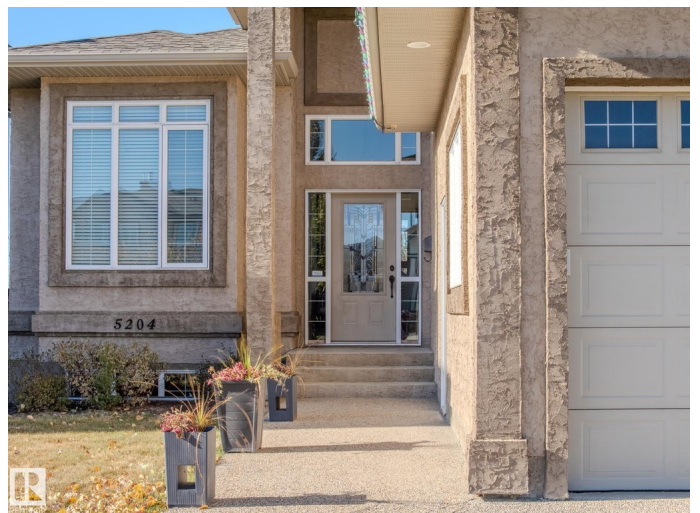
Welcome home to this beautifully designed walk-out bungalow backing trees and a walking path that truly checks all the boxes! Featuring numerous upgrades, 3 full bathrooms, 4 bedrooms, main-floor office, a fully finished basement, and a heated triple garage with a floor drain. Step inside and youâ€™ll 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 homeâ€™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 donâ€™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      13

Zoning                 Zone 82

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Listing information last updated on November 4th, 2025 at 9:02pm MST