

## \$749,500 - 5006 63 Street, Beaumont

MLS® #E4459068

**\$749,500**

4 Bedroom, 3.50 Bathroom, 1,697 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

Welcome to this exquisite former showhome by Royer Built Homes! This immaculate walk-out bungalow is a masterclass of quality, in a beautiful setting. This executive bungalow features an open concept layout with soaring ceilings and solid hardwood floors. The large kitchen features maple cabinetry, granite countertops, upgraded appliances, a large pantry, and an island that seats 8 comfortably. Enjoy entertaining in the connecting living & dining spaces with a wall of window views, a stone-faced fireplace, and direct access to the expansive exterior deck. The well-appointed primary bedroom has a second fireplace, a large walk-in closet, and a stylish four-piece ensuite that conveniently connects to the upstairs laundry. A second bedroom and bath complete this level. The lower level has 2 additional bedrooms, 2 additional bathrooms, 2nd laundry, and a huge workshop/storage area! Additional luxuries: Staircase from the (23x27)garage to the basement, most windows have new glass, in-floor heating, and more!

Built in 2006

### Essential Information

MLS® # E4459068

Price \$749,500

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,697                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5006 63 Street    |
| Area        | Beaumont          |
| Subdivision | Eaglemont Heights |
| City        | Beaumont          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T4X 1V4           |

### Amenities

|           |                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Patio, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Walk-up Basement, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Over Sized                                                                                                    |

### Interior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Euro Washer/Dryer Combo, Freezer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                   |
| Fireplaces        | Stone Facing                                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                        |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Hillside, Landscaped, Low Maintenance Landscape, Park/Reserve, Private Setting, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                |
| Construction      | Wood, Stone, Vinyl                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                              |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 19                   |
| Zoning         | Zone 82              |

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Listing information last updated on October 12th, 2025 at 10:47am MDT