

## \$774,900 - 5420 64 Street, Beaumont

MLS® #E4450979

**\$774,900**

4 Bedroom, 3.50 Bathroom, 2,475 sqft

Single Family on 0.00 Acres

Eaglemont Heights, Beaumont, AB

Welcome to this stunning, fully finished walk-out two-story home on a family-friendly street, backing onto a walking path and trees. The upper level features 4 bedrooms -including a luxurious primary with a 5 pc ensuite and walk-in closet, upstairs laundry and a spacious bonus room perfect for entertaining. The main floor offers an open-concept layout with an upgraded kitchen, bright living and dining area, and a dedicated office ideal for working from home. The fully finished basement has recent upgrades, including a new 3-piece bath, new flooring, and a home gym that could easily be converted into a 5th bedroom. Additional updates include fresh paint, high-end carpeting, and a new back patio with a hot tub. A/C, heated triple garage with 220-volt wiring, and showcase exterior lighting. Located within walking distance to a K-9 school, parks, rec centre and shopping. This meticulously maintained home truly has it all!

Built in 2013

### Essential Information

MLS® # E4450979

Price \$774,900

Bedrooms 4

Bathrooms 3.50



Full Baths	3
Half Baths	1
Square Footage	2,475
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	5420 64 Street
Area	Beaumont
Subdivision	Eaglemont Heights
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0H2

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Front Porch, Hot Tub, No Smoking Home
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, Garage Heater, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Low Maintenance Landscape, Playground Nearby, Schools

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 2nd, 2025
Days on Market	1
Zoning	Zone 82

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