

## \$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 | 4                |
| 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 August 6th, 2025 at 4:02pm MDT