

Courtesy Of Brent MacIntosh Of RE/MAX River City

\$735,000 - 63 Lakewood Boulevard, Beaumont

MLS® #E4460713

\$735,000

4 Bedroom, 3.50 Bathroom, 2,123 sqft

Single Family on 0.00 Acres

Beaumont Lakes, Beaumont, AB

ONE BEDROOM LEGAL SUITE!! Welcome to this stunning 2 Storey home in the quiet community of Beaumont. Step inside and fall in love with the open concept layout, gleaming hardwood floors, soft neutral tones, and triple pane windows that fill the home with natural light. The main floor offers a spacious kitchen with granite countertops, ss appliances, walk-in pantry, gas stove, and large island. Enjoy the dining area with access to the water view balcony and a cozy living room with gas fireplace. Upstairs, the primary suite features a walk-in closet and luxurious ensuite. Two more bedrooms, a full bath, and a bonus room complete the level. The walkout basement has heated floors, laundry, and modern finishes. Outside, relax in your backyard oasis backing the lake with a cover patio, firepit, and room to play. Heated triple garage completes this home. Recent updates: New On-Demand hot water (2022), Water Softener (2024), Solar Panels (Kuby, 2024), Legal Suite: new washer/dryer, stove, microwave, HRV (2022)

Built in 2011

Essential Information

MLS® # E4460713

Price \$735,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,123
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	63 Lakewood Boulevard
Area	Beaumont
Subdivision	Beaumont Lakes
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0B5

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Vinyl Windows, Walkout Basement, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Over Sized, Triple Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Washer, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Fenced, Playground Nearby, Schools, Shopping Nearby, Sloping Lot, Stream/Pond, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 3rd, 2025
Days on Market	6
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 9th, 2025 at 3:32am MDT