

## \$725,000 - 63 Lakewood Boulevard, Beaumont

MLS® #E4460713

**\$725,000**

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 \$725,000

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 | 12                |
| Zoning         | Zone 82           |

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Listing information last updated on October 15th, 2025 at 4:02am MDT