

## \$534,900 - 5301 56 Avenue, Beaumont

MLS® #E4429989

**\$534,900**

4 Bedroom, 3.50 Bathroom, 1,541 sqft

Single Family on 0.00 Acres

Beauridge, Beaumont, AB

Nestled in a quiet cul-de-sac in the heart of Beauridge, this upgraded family home offers over 2,800 sq. ft. of finished living space on a rare SE-facing pie lot surrounded by mature trees and lush landscaping. With 4 bedrooms, 4 baths, and a flexible layout, it's ideal for growing families. The main floor features hardwood floors, a gas fireplace, and an updated kitchen with island and large picture window. Upstairs, the primary suite includes a second gas fireplace, spa-like ensuite with soaker tub and tiled shower, and oversized walk-in closets. A bright mid-level family room with bar and den adds bonus space, while the finished basement offers a 4th bedroom with ensuite, new carpet, and bonus family room. Outside, enjoy a newer deck, gazebo, gardens, and total privacy. Major upgrades include shingles, furnace, tankless HWT, windows, and more. A rare chance to own a turnkey home in one of Beaumont's most welcoming communities.

Built in 1981

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4429989  |
| Price     | \$534,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,541                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 5301 56 Avenue |
| Area        | Beaumont       |
| Subdivision | Beauridge      |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 1A3        |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Closet Organizers, Crawl Space, Deck, No Smoking Home |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached                                |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Washer, Wet Bar |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing, Insert  |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick   |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, |

Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Vinyl Shingles     |
| Construction | Wood, Brick        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |              |
|------------|--------------|
| Elementary | Bellevue     |
| Middle     | J.E.Lapointe |
| High       | ESBCHS       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 23               |
| Zoning         | Zone 82          |

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Listing information last updated on May 2nd, 2025 at 10:32pm MDT