

## \$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	21
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 May 1st, 2025 at 8:47pm MDT