\$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 April 30th, 2025 at 9:32pm MDT