

\$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 | 24 |
| Zoning | Zone 82 |

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Listing information last updated on May 4th, 2025 at 6:02am MDT