

\$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	22
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 10:17pm MDT