

## \$474,900 - 5611 56 Street, Beaumont

MLS® #E4430148

**\$474,900**

5 Bedroom, 2.50 Bathroom, 1,160 sqft

Single Family on 0.00 Acres

Beauridge, Beaumont, AB

Amazing LOCATION on a quiet friendly street in beautiful Beaumont! This Bi Level offers 5 bedrooms, 3 bathrooms, a kitchen with big center island, plenty of oak cabinets, patio doors to the SUNNY attached back deck, living room with big front window, down the hall to 3 good sized bedrooms, primary with 2 piece ensuite, other 2 bedrooms share renovated full 4 piece bath. Unique in-law suite development with separate living space, big bright windows in the lower level completely eliminate that "basement feel" big living room with cozy gas fireplace, full kitchen set up (without a stove), 2 massive bedrooms, a full 3 piece bath and a SAUNA! Separate laundry set up for up and down living spaces. Back yard is beautiful, complete with putting green, gazebo and attached deck. Great for single family living or multi generational living, you decide.

Built in 1990

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430148  |
| Price      | \$474,900 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,160                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5611 56 Street |
| Area        | Beaumont       |
| Subdivision | Beauridge      |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0C 0H0        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, Deck, No Smoking Home |
| Parking   | Double Garage Attached                                       |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Storage Shed, Stove-Electric, Vacuum Systems, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 10th, 2025

Days on Market                21

Zoning                            Zone 82

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Listing information last updated on May 1st, 2025 at 7:32pm MDT