

## \$599,900 - 5601 54 Street, Beaumont

MLS® #E4439288

**\$599,900**

4 Bedroom, 2.50 Bathroom, 1,820 sqft

Single Family on 0.00 Acres

Beauridge, Beaumont, AB

WOW!!!! This unique fully finished 1½ storey home offers 1,820 sq ft of beautifully designed space on a HUGE pie-shaped lot. The main floor features a formal living and dining area, a spacious eat-in kitchen with room for a large family table, and an open-concept family room with a cozy gas fireplace. A 2-pce powder room and laundry room complete the main level. Upstairs, you'll find 3 generous bedrooms, including a primary suite with his & hers closets and a 4-pce ensuite. Hardwood flooring extends throughout the main and upper floors. The finished basement offers a 4th bedroom, a massive rec room, and a large storage/mechanical room with a rough-in for a future bathroom. Enjoy comfort year-round with central A/C and convenience with a double attached garage. Step outside to your private backyard oasis—lush with mature trees and shrubs, and complete with a gorgeous two-tiered deck. This home is a rare find on a lot like this!

Built in 1994

### Essential Information

MLS® # E4439288

Price \$599,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,820                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5601 54 Street |
| Area        | Beaumont       |
| Subdivision | Beauridge      |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 1L7        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner, Deck  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 18             |
| Zoning         | Zone 82        |

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Listing information last updated on June 16th, 2025 at 6:32am MDT