

## \$574,900 - 5501 54 Avenue, Beaumont

MLS® #E4452519

**\$574,900**

4 Bedroom, 3.00 Bathroom, 1,679 sqft

Single Family on 0.00 Acres

Beauridge, Beaumont, AB

BIG, BEAUTIFUL BUNGALOW on an UNBEATABLE pie shaped lot with NO REAR NEIGHBOURS!!! This 4-bed, 3-bath bungalow offers 1,680 sq. ft. above grade PLUS a partially finished basement! Head inside to the large entrance with room for everyone to take off shoes & coats! Big front living room with bright windows. Very functional kitchen with lots of work space. Dining area is a great room to host family and friends! Sunken family room is a cozy spot to spend movie night! Large master bedroom with ensuite. 2 more bedrooms are great for kids or guests. The oversized 28' x 28' garage with tall ceilings is ideal for hobbyists, extra storage, or parking larger vehicles. The basement provides plenty of open space, ready for your personal touch. This lot needs to be seen to be appreciated! Tons of garden space and room for everything you can dream up outdoors! All this in a warm, family-friendly neighbourhood close to schools, parks, trails and just a short walk to Ken Nichol Rec Centre.

Built in 1980

### Essential Information

MLS® # E4452519

Price \$574,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,679                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5501 54 Avenue |
| Area        | Beaumont       |
| Subdivision | Beauridge      |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 1A4        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke     |
| Parking   | Double Garage Attached, Over Sized |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                          |
| Stories           | 2                                                                                                  |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Partially Finished                                                                           |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                           |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Brick                                                           |
| Foundation        | Concrete Perimeter                                                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 28                |
| Zoning         | Zone 82           |

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Listing information last updated on September 9th, 2025 at 1:02pm MDT