

## \$449,000 - 5801 54 Avenue, Beaumont

MLS® #E4464195

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,269 sqft

Single Family on 0.00 Acres

Beauridge, Beaumont, AB

This beautiful corner lot bungalow located in Beaumont is perfect if you're looking to downsize or start a family & enjoy a backyard oasis. All the expensive items have been done. Including a custom-made kitchen includes a gas-stove, quartz counter-tops, soft-close drawers, motorized blinds over sink, & stainless steel appliances. Other upgrades are solar panels, remote window coverings in 2024( livingroom); triple-pane windows, shingles, furnace & central vac; newer front & back doors, A/C, newer led lights & ceiling fan, newer main bathroom vanity & tub surround. This home has 3 good sized bedrooms on the main level, w/ a 4 pc main bath & 2 pc ensuite. The living room boasts a beautiful brick wood burning fireplace & vaulted ceiling. The basement has a large rec room/flex space & 3 pc bathroom including new shower. W/ plenty of storage & an extra fridge & freezer chest, LG washer/dryer & wash basin. The backyard oasis is perfect w/ perennials and plenty of sunlight. Garage is 6.54m x 6.47m

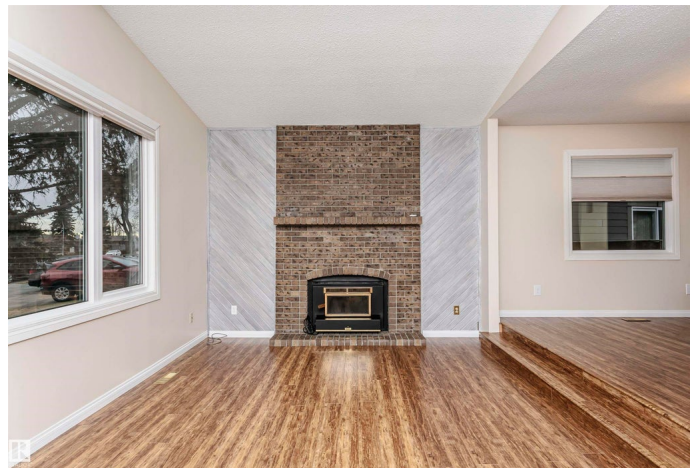
Built in 1979

### Essential Information

MLS® # E4464195

Price \$449,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,269                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5801 54 Avenue |
| Area        | Beaumont       |
| Subdivision | Beauridge      |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 1B6        |

### Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Fire Pit, Gazebo, Vaulted Ceiling, Vinyl Windows, Solar Equipment |
| Parking Spaces | 4                                                                                                         |
| Parking        | Double Garage Detached, Front Drive Access                                                                |

### Interior

|                   |                                                                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                                            |
| Fireplaces        | Brick Facing, Insert, Mantel                                                                                                                                                                                                                   |
| Stories           | 2                                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                                                                 |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Brick, Stucco |
| Exterior Features | Corner Lot          |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Brick, Stucco |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 82            |

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Listing information last updated on November 3rd, 2025 at 4:02am MST