

## \$479,900 - 5508 54 Street, Beaumont

MLS® #E4459380

**\$479,900**

5 Bedroom, 3.00 Bathroom, 1,107 sqft

Single Family on 0.00 Acres

Beauridge, Beaumont, AB

A Spacious 5-bed, 3 full bath bi-level in sought-after Beaumont! This home features hardwood floors, a large kitchen, generous living areas, and tons of storage. The separate basement entrance offers income potential or multi-generational living. Enjoy a bigger yard and a detached double-car garage. Located near tennis courts, soccer fields, schools, grocery stores, and restaurants. Beaumont is known for its vibrant community and family-friendly charm. A rare opportunity in a great neighbourhood—don't miss out!

Built in 1981

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4459380               |
| Price          | \$479,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,107                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information



|             |                |
|-------------|----------------|
| Address     | 5508 54 Street |
| Area        | Beaumont       |
| Subdivision | Beauridge      |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 1A3        |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Hot Tub, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                   |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Portable, Dryer, Garage Opener, Oven-Microwave, Stove-Electric, Washer, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Stories           | 2                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Finished                                                                             |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                      |
| Exterior Features | Fenced, Fruit Trees/Shrubs, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Vinyl                                                                                      |
| Foundation        | Concrete Perimeter                                                                               |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 40                   |
| Zoning         | Zone 82              |

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