# \$515,000 - 5608 56 Avenue, Beaumont

MLS® #E4435520

## \$515,000

5 Bedroom, 3.00 Bathroom, 1,350 sqft Single Family on 0.00 Acres

Beauridge, Beaumont, AB

Vaulted ceilings & grand entry welcome you to this lovely bi-level. Newer vinyl plank flooring & a large front window fill this home with light. Front closet & garage entry lead into a bright & homey living room. The double attached, heated garage is ideal for Alberta winters. Upstairs, a flex space looks over the living room, great space for office or dining. The kitchen & dinette connect with hardwood floors, granite countertops, pantry & plenty of cabinetry. The sunny dinette has a garden door to a raised back deck & private yard. Three bedrooms up, including a spacious primary suite with walk-in closet, granite counters, corner shower & separate tub. Two additional bedrooms share a 4-pce bath with updated tub surround. The fully finished basement features a large family room with corner gas fireplace, two more bedrooms & crawl space perfect for storage. Centrally located near schools, shopping & moreâ€"this quiet street location is perfect for your family to call home!

Built in 1992

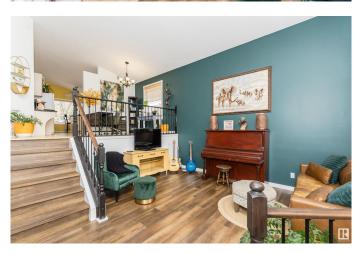
#### **Essential Information**

MLS® # E4435520 Price \$515,000

Bedrooms 5







Bathrooms 3.00

Full Baths 3

Square Footage 1,350 Acres 0.00

Year Built 1992

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level
Status Active

# **Community Information**

Address 5608 56 Avenue

Area Beaumont
Subdivision Beauridge
City Beaumont
County ALBERTA

Province AB

Postal Code T4X 1A6

### **Amenities**

Amenities Deck Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener,

Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum

Systems, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Corner

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Fenced, Golf Nearby, Landscaped, Level Land, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary Ecole Bellevue School
Middle Ecole Champs Vallee

High Ecole Beaumont Composite

#### **Additional Information**

Date Listed May 9th, 2025

Days on Market 2

Zoning Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 11th, 2025 at 3:32am MDT