

Courtesy Of Christopher R Mazurak Of 2% Realty Pro

## **\$464,900 - 5607 5607 56 Avenue, Beaumont**

MLS® #E4425816

### **\$464,900**

5 Bedroom, 2.00 Bathroom, 1,132 sqft  
Single Family on 0.00 Acres

Beauridge, Beaumont, AB

Welcome home! This move-in ready wonderful family sized home features over 2200 sq.ft of total living space! Open vaulted ceilings greet you into this 5 bed, 2 bath classic 4 level split. The bright main floor features updated flooring throughout, beautiful maple and iron railing, large maple kitchen, eat-in breakfast nook, and ample size living/dining area. Upstairs you will find 3 bedrooms including the primary with separate bathroom access, spacious closet and enough room for your king size furniture! Another large family room with cozy gas fireplace is on the 3rd level as well as the laundry, 3 pc bath and a generous sized bedroom. The 4th level has a large storage area and another bedroom/flex space or a great home theatre room! Enjoy the sunshine in the large south facing backyard with deck and natural gas BBQ hookup. Double garage and a quiet low traffic street complete the package. Only steps to major amenities, schools, Beaumont trail system and parks. Act fast!

Built in 1991

### **Essential Information**

MLS® #	E4425816
Price	\$464,900
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	1,132
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	5607 5607 56 Avenue
Area	Beaumont
Subdivision	Beauridge
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1A6

### **Amenities**

Amenities	Deck, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 14th, 2025

Days on Market 18

Zoning Zone 82

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