

## \$489,900 - 5504 55 Avenue, Beaumont

MLS® #E4444123

**\$489,900**

4 Bedroom, 2.50 Bathroom, 1,589 sqft

Single Family on 0.00 Acres

Beauridge, Beaumont, AB

Absolutely beautiful, I FULLY RENOVATED split level with walk out lower level. 4 bedrooms, 2.5 fully renovated bathrooms. Upon entering you are greeted to an open concept main floor living room, fully renovated kitchen, new vinyl plank flooring throughout & oversized dining room. Upstairs offers 3 large bedrooms 2 fully renovated bathrooms to include your own 4 piece en-suite & walk-in closet. 3rd level family room offers a large space to enjoy watching movies, family gatherings with convenient walkout to the large covered deck & back yard. Basement is fully finished with oversized windows, 4th bedroom, sitting area & convenient storage room. Exterior offers an oversized double attached heated garage, massive RV parking pad, large backyard with garden and new landscaping. Other features include: Central AC, New triple pane windows, new doors, new flooring, fixtures, newer shingles and the list goes on. Just move in and enjoy.

Built in 1984

### Essential Information

MLS® #	E4444123
Price	\$489,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,589
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	5504 55 Avenue
Area	Beaumont
Subdivision	Beauridge
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1A2

### Amenities

Amenities	See Remarks
Parking Spaces	7
Parking	Double Garage Attached, Heated, Insulated, Over Sized, RV Parking, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 24th, 2025
Days on Market	3
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 June 27th, 2025 at 4:32pm MDT