

## \$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 & more—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	4
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 13th, 2025 at 1:32am MDT