

Courtesy Of Jonathan A Lusok Of Liv Real Estate

\$480,000 - 5603 56 Avenue, Beaumont

MLS® #E4452566

\$480,000

3 Bedroom, 2.00 Bathroom, 1,147 sqft
Single Family on 0.00 Acres

Beauridge, Beaumont, AB

Tucked away in a quiet cul-de-sac, this charming 4-level split sits on a pie-shaped lot with a south-facing backyard. Recent updates include fresh paint (2023), furnace and duct cleaning (2023), new toilets (2023), and a new dog run (2023). The roof, eaves, downspouts, and gemstone lights were replaced in 2024, all under warranty. Enjoy the central A/C, fridge, washer, and dryer (2024), and a bar fridge (2023). The kitchen features granite counters, a large island, and stainless steel appliances (2015). Upstairs, the primary bedroom has a walk-in closet, plus another bedroom and a full bath. The lower level offers a cozy family room, a third bedroom, and another full bath. The finished basement includes a versatile flex room and laundry. Step outside to a deck with privacy walls, a firepit, a new shed, and a spacious yard. Close to schools, parks, and Beaumont’s Main Street. Includes all appliances, a deep freeze, firewood, and shed.

Built in 1990

Essential Information

MLS® #	E4452566
Price	\$480,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,147
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	5603 56 Avenue
Area	Beaumont
Subdivision	Beauridge
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1A6

Amenities

Amenities	Carbon Monoxide Detectors
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 12th, 2025

Days on Market 10

Zoning Zone 82

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Listing information last updated on August 22nd, 2025 at 12:02am MDT