

# \$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 8

Zoning Zone 82

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Listing information last updated on August 20th, 2025 at 8:32am MDT