

## \$400,000 - 5317 56a Street, Beaumont

MLS® #E4448014

**\$400,000**

3 Bedroom, 2.00 Bathroom, 1,131 sqft

Single Family on 0.00 Acres

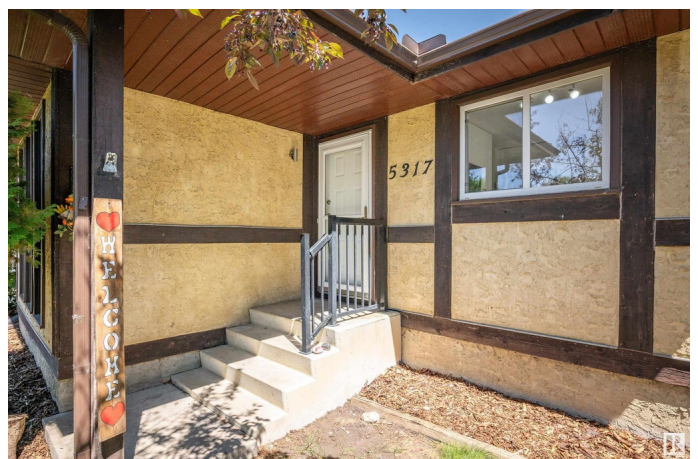
Beauridge, Beaumont, AB

Welcoming 3 bed, 2 bath bungalow in sought-after Beauridge! Located in a quiet, family-friendly neighbourhood with scenic walking paths and parks near by, this home offers a covered front porch and a landscaped, fenced yard. Enjoy the bright, open layout with plenty of windows and a light color scheme throughout. The kitchen features a bay window and stainless steel appliances. The spacious primary bedroom boasts a double closet, en suite, and patio doors leading to the back deck—perfect for morning coffee. Additional highlights include aesthetically pleasing upgrades, a fully finished basement, double detached garage, and multiple entrances (front, side, back). Move-in ready and ideal for families!

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448014  |
| Price          | \$400,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,131     |
| Acres          | 0.00      |
| Year Built     | 1978      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5317 56a Street |
| Area        | Beaumont        |
| Subdivision | Beauridge       |
| City        | Beaumont        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T4X 1B4         |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Fire Pit                                   |
| Parking Spaces | 5                                          |
| Parking        | Double Garage Detached, Front Drive Access |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                        |
| Stories           | 2                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Partially Finished                                                         |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                        |
| Exterior Features | Fenced, Landscaped, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                    |
| Construction      | Wood, Stucco                                                                        |
| Foundation        | Concrete Perimeter                                                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 33              |

## 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 August 17th, 2025 at 11:47pm MDT