

Courtesy Of Jacquie C Smith Of 2% Realty Pro

## \$489,900 - 5611 56 Street, Beaumont

MLS® #E4430148

### \$489,900

5 Bedroom, 2.50 Bathroom, 1,160 sqft  
Single Family on 0.00 Acres

Beauridge, Beaumont, AB

Suite Deal! Amazing location on a quiet friendly street in beautiful Beaumont! This Bi Level offers 5 bedrooms, 3 bathrooms, a kitchen with big center island, plenty of oak cabinets, patio doors to the SUNNY attached back deck, living room with big front window, down the hall to 3 good sized bedrooms, primary with 2 piece ensuite, other 2 bedrooms share renovated full 4 piece bath. Unique in-law suite development with separate living space, big bright windows in the lower level completely eliminate that "basement feel" big living room with cozy gas fireplace, full kitchen set up (without a stove), 2 massive bedrooms, a full 3 piece bath and a SAUNA! Separate laundry set up for up and down living spaces. Back yard is beautiful, complete with putting green, gazebo and attached deck. Great for single family living or multi generational living, you decide.

Built in 1990

### Essential Information

MLS® #	E4430148
Price	\$489,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,160
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	5611 56 Street
Area	Beaumont
Subdivision	Beauridge
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T0C 0H0

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Deck, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Storage Shed, Stove-Electric, Vacuum Systems, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 10th, 2025

Days on Market      7

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 April 17th, 2025 at 2:32am MDT