

\$519,000 - 4413 54 Avenue, Beaumont

MLS® #E4422671

\$519,000

4 Bedroom, 2.50 Bathroom, 1,143 sqft
Single Family on 0.00 Acres

Citadel Ridge, Beaumont, AB

RUN to this incredibly rare UPDATED BUNGALOW with a gorgeous PRIVATE SOUTH-FACING BACKYARD, DBL HEATED GARAGE, OVERSIZED DBL CARPORT & LEGAL BASEMENT SUITE! Enjoy the quiet life in the mature neighbourhood of Citadel Ridge, within walking distance to schools, rec centre, trendy restaurants, and shopping. Popular Colonial Golf Club is just 5 min away. Both kitchens are updated with newer with cabinets, back splashes, and appliances. Upstairs are 3 bedrooms with the 3rd could be suited for an office, craft room with upper laundry and back entry. The primary room has vaulted ceiling, his+her closets & a half bath ensuite. Main bathroom has been tastefully redone with tub + tiled walls in the shower and newer vanity. The fully contained legal suite has its own laundry, full bath with double shower & plenty of living space between the large bedroom and family/dining room. Use the oversized bedroom for a den or office, or, if you were to enlarge the window there is a possibility of a 2nd bedroom. Shows well!

Built in 1977

Essential Information

MLS® # E4422671

Price \$519,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,143
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4413 54 Avenue
Area	Beaumont
Subdivision	Citadel Ridge
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1J6

Amenities

Amenities	Off Street Parking
Parking	Double Carport, Double Garage Detached, Heated, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Garage Heater
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed February 24th, 2025

Days on Market 17

Zoning Zone 82

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