

\$475,000 - 4403 54 Avenue, Beaumont

MLS® #E4436828

\$475,000

3 Bedroom, 1.50 Bathroom, 1,164 sqft
Single Family on 0.00 Acres

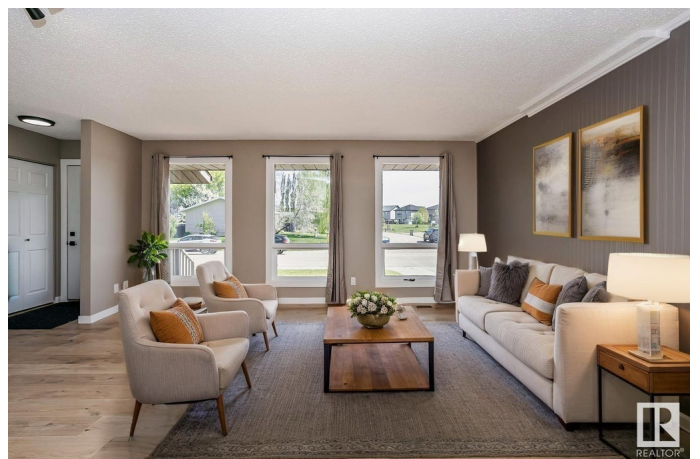
Citadel Ridge, Beaumont, AB

Welcome to this beautifully updated 3-bedroom, 1.5-bath home nestled on a quiet street close to schools and parks. Inside, you'll find a renovated kitchen featuring quartz countertops, gorgeous white cabinets, a spacious pantry, and brand-new appliances. The home offers new vinyl plank flooring, renovated bathrooms, new exterior doors and lighting, fresh paint throughout and some newer windows for added comfort and style. A sunny backyard with a spacious patio is perfect for outdoor entertaining, while the oversized heated double garage provides excellent storage and workspace. The large lot offers room to grow, and the separate entrance to the basement presents future development potential. This home blends modern updates with a prime location—ideal for families, first time home buyers, investors and empty nesters. Nothing to do but to move in and enjoy! *Some photos have been virtually staged

Built in 1977

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4436828 |
| Price | \$475,000 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |



| | |
|----------------|------------------------|
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,164 |
| Acres | 0.00 |
| Year Built | 1977 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 4403 54 Avenue |
| Area | Beaumont |
| Subdivision | Citadel Ridge |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 1J6 |

Amenities

| | |
|-----------|------------------------------------|
| Amenities | See Remarks |
| Parking | Double Garage Detached, Over Sized |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Refrigerators-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Metal |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Metal |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 16th, 2025
Days on Market 2
Zoning Zone 82

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