# \$399,900 - 4317 54 Street, Beaumont

MLS® #E4443602

#### \$399,900

2 Bedroom, 3.00 Bathroom, 958 sqft Single Family on 0.00 Acres

Parklane, Beaumont, AB

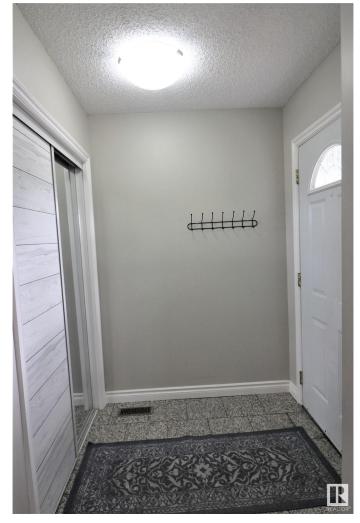
Great location within walking distance to 2 schools & numerous parks/play grounds. This upgraded bungalow features oak cabinets with quartz tile flooring. The main floor has been recently painted. The main 4 pce. bath has been upgraded including vinyl plank flooring. The primary bedroom has a beautiful modern ensuite with double sinks, a shower & spacious walk-in closet. Patio doors & hardwood floors finish off this room. The second bedroom has the option of the closet space being used for a washer/dryer as there are hookups present. The living room is spacious with crank open windows & hardwood floors. The windows are vinyl throughout the main floor. There is a side door leading to the basement & kitchen. The basement could have the possibility of an in-law suite with your alterations. Presently there is a good sized family room with laminate flooring, the start of an other room with a small window & a 3 pce. bath. The lot is irregular in shape with a nice fenced yard with a garden box, flowers & trees.



## **Essential Information**

MLS® # E4443602 Price \$399,900





Bedrooms 2

Bathrooms 3.00

Full Baths 3

Square Footage 958

Acres 0.00

Year Built 1981

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 4317 54 Street

Area Beaumont
Subdivision Parklane
City Beaumont
County ALBERTA

Province AB

Postal Code T4X 1C6

#### **Amenities**

Amenities Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows

Parking Spaces 3

Parking Front Drive Access, Over Sized, Single Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs,

Landscaped, No Back Lane, Park/Reserve, Playground Nearby,

Schools, Shopping Nearby, Vegetable Garden

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Ecole Bellevue School

High Ecole Secondaire

## **Additional Information**

Date Listed June 20th, 2025

Days on Market 12

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 July 2nd, 2025 at 2:32pm MDT