

## **\$415,000 - 4510 55 Avenue, Beaumont**

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MLS® #E4449364

**\$415,000**

3 Bedroom, 2.00 Bathroom, 868 sqft

Single Family on 0.00 Acres

St. Vital, Beaumont, AB

This GORGEOUS, Well Maintained HOME has Been Professionally Renovated & Beautifully Landscaped! Open-Concept Bi-Level, with Over 1700 Sq. Ft. of Living Space so it Feels Light & Airy. NEWER Stylish Kitchen Cabinetry c/w Quartz Countertops & Backsplash, Eating Bar Island, Stainless Steel Higher-end Appliances, Pantry Cupboard c/w Chalk Board Door to Write Love Notes or Grocery Lists. The Unique Decorative Wood Beam Adds a 'Funky/Cool' Feel to this Space! The Living Room & Dining Room Area as Well as the Lower Family Room are Filled with Sunshine From the South Exposure. Custom Cellular Blinds Keep this Home Cooler in the Summer & Warmer in the Winter. Contemporary, Durable Vinyl Plank Flooring Throughout is Easy to Keep Clean. All Windows have Been Replaced and this Home has Newer 30 Year Architectural Shingles! Enjoy relaxing on the Large Deck off the Kitchen. The Beautiful, Large Trees Give this Yard & Garden a Classy & Private Feeling. Walking Distance to Downtown Restaurants, Schools, Library & Parks!

Built in 1977

### **Essential Information**

MLS® #                      E4449364

Price                        \$415,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 868                    |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4510 55 Avenue |
| Area        | Beaumont       |
| Subdivision | St. Vital      |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 1J7        |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | Deck               |
| Parking   | Front Drive Access |

### Interior

|              |                                                                                                                      |
|--------------|----------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                            |
| Stories      | 2                                                                                                                    |
| Has Basement | Yes                                                                                                                  |
| Basement     | Full, Finished                                                                                                       |

### Exterior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                                                                         |
| Exterior Features | Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Treed Lot, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                                                    |
| Construction      | Wood, Brick                                                                                                                                                         |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Ecole Horizon Heights  
Middle                              Ecole J.E. Lapointe  
High                                Ecole Secondaire Composite

**Additional Information**

Date Listed                      July 24th, 2025  
Days on Market                22  
Zoning                            Zone 82

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