

\$480,000 - 5603 56 Avenue, Beaumont

MLS® #E4452566

\$480,000

3 Bedroom, 2.00 Bathroom, 1,147 sqft
Single Family on 0.00 Acres

Beauridge, Beaumont, AB

Tucked away in a quiet cul-de-sac, this charming 4-level split sits on a pie-shaped lot with a south-facing backyard. Recent updates include fresh paint (2023), furnace and duct cleaning (2023), new toilets (2023), and a new dog run (2023). The roof, eaves, downspouts, and gemstone lights were replaced in 2024, all under warranty. Enjoy the central A/C, fridge, washer, and dryer (2024), and a bar fridge (2023). The kitchen features granite counters, a large island, and stainless steel appliances (2015). Upstairs, the primary bedroom has a walk-in closet, plus another bedroom and a full bath. The lower level offers a cozy family room, a third bedroom, and another full bath. The finished basement includes a versatile flex room and laundry. Step outside to a deck with privacy walls, a firepit, a new shed, and a spacious yard. Close to schools, parks, and Beaumont’s Main Street. Includes all appliances, a deep freeze, firewood, and shed.

Built in 1990

Essential Information

| | |
|------------|-----------|
| MLS® # | E4452566 |
| Price | \$480,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Square Footage | 1,147 |
| Acres | 0.00 |
| Year Built | 1990 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 5603 56 Avenue |
| Area | Beaumont |
| Subdivision | Beauridge |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 1A6 |

Amenities

| | |
|-----------|---------------------------|
| Amenities | Carbon Monoxide Detectors |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing, Mantel |
| Stories | 4 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Cul-De-Sac, Fenced, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed August 12th, 2025

Days on Market 2

Zoning Zone 82

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Listing information last updated on August 14th, 2025 at 7:32pm MDT