

\$469,500 - 4415 54 Avenue, Beaumont

MLS® #E4445616

\$469,500

3 Bedroom, 2.00 Bathroom, 1,194 sqft
Single Family on 0.00 Acres

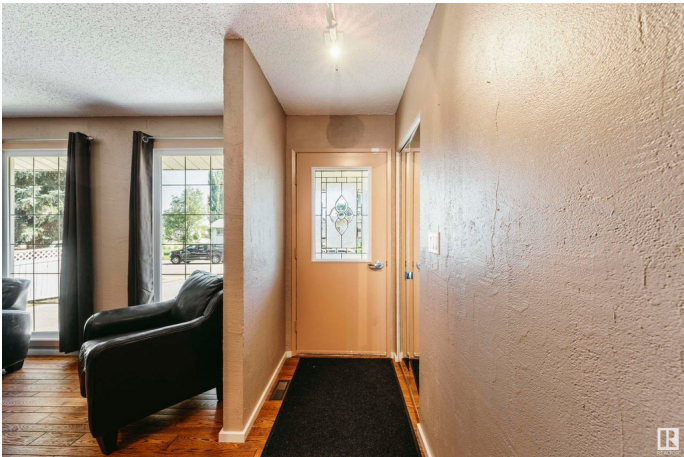
Citadel Ridge, Beaumont, AB

This unique floor plan offers space, flexibility & comfort in one of Beaumont’s most established, family-friendly communities. The front living room flows into a spacious dining area, connected by a stylish pass-through to the bright kitchen, complete with white cabinetry, black appliances & a large SS sink. The main floor features 2 bedrooms, including a spacious primary suite with walk-in closet & full ensuite with soaker tub & shower. The second bedroom has access to a convenient half bath—perfect for location for a guest room or a home office. The FF basement extends your living space with a large rec room, plus laundry, storage, mechanical room & central A/C for year-round comfort. Step outside to enjoy a private backyard & oversized garage. Located on a quiet street near schools, parks & trails. This home blends small-town character with convenience.

Built in 1977

Essential Information

| | |
|------------|-----------|
| MLS® # | E4445616 |
| Price | \$469,500 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 2 |



| | |
|----------------|------------------------|
| Square Footage | 1,194 |
| Acres | 0.00 |
| Year Built | 1977 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 4415 54 Avenue |
| Area | Beaumont |
| Subdivision | Citadel Ridge |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 1J6 |

Amenities

| | |
|----------------|------------------------------------|
| Amenities | Air Conditioner, Deck |
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Over Sized |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed July 3rd, 2025

Days on Market 21

Zoning Zone 82

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Listing information last updated on July 24th, 2025 at 2:04pm MDT