

## **\$379,000 - 4317 54 Street, Beaumont**

---

MLS® #E4443602

**\$379,000**

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.

Built in 1981

### **Essential Information**

MLS® #                    E4443602

Price                      \$379,000



|                |                        |
|----------------|------------------------|
| 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 | 75              |
| 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 September 3rd, 2025 at 3:47am MDT