

\$399,500 - 4403 54 Avenue, Beaumont

MLS® #E4436828

\$399,500

3 Bedroom, 1.50 Bathroom, 1,164 sqft
Single Family on 0.00 Acres

Citadel Ridge, Beaumont, AB

Welcome to this beautifully updated 3-bedroom, 1.5-bath home nestled on a quiet street close to schools and parks. Inside, you'll find a renovated kitchen featuring quartz countertops, gorgeous white cabinets, a spacious pantry, and brand-new appliances. The home offers new vinyl plank flooring, renovated bathrooms, new exterior doors and lighting, fresh paint throughout and some newer windows for added comfort and style. A sunny backyard with a spacious patio is perfect for outdoor entertaining, while the oversized heated double garage provides excellent storage and workspace. The large lot offers room to grow, and the separate entrance to the basement presents future development potential. This home blends modern updates with a prime location—ideal for families, first time home buyers, investors and empty nesters. Nothing to do but to move in and enjoy! *Some photos have been virtually staged



Built in 1977

Essential Information

MLS® #	E4436828
Price	\$399,500
Bedrooms	3
Bathrooms	1.50

Full Baths	1
Half Baths	1
Square Footage	1,164
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4403 54 Avenue
Area	Beaumont
Subdivision	Citadel Ridge
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1J6

Amenities

Amenities	See Remarks
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed May 16th, 2025
Days on Market 14
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 May 30th, 2025 at 7:17pm MDT