

## \$469,900 - 5611 56 Street, Beaumont

MLS® #E4441132

**\$469,900**

5 Bedroom, 2.50 Bathroom, 1,169 sqft

Single Family on 0.00 Acres

Beauridge, Beaumont, AB

A beautiful well cared for Bi-level nestled in a quiet neighbourhood of Beau Ridge. Walking distance to the Downtown core, schools and walking trails. Lots of possibilities with this house for an inlaw suite. 5 Bedrooms, 3 bathrooms! Main floor has hardwood flooring in the living room/dining room. Living room with Bay window overlooks the front yard. Kitchen the heart of the home has a large eat at Island, pantry and sliding doors to the great outdoors. 3 bedrooms Up. Fully developed light and bright basement has a wet bar, gas fireplace, 2 bedrooms and a 3 pce bath complete with Sauna. Landscaped yard has lots to offer for the Golf enthusiast with a putting green, gazebo, shed, garden spot w/strawberries plus room for your tomatoes the back yard is 95 % fenced. Attached Garage is finished w/workbench.

Built in 1990

### Essential Information

MLS® #	E4441132
Price	\$469,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,169



Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	5611 56 Street
Area	Beaumont
Subdivision	Beauridge
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1A6

### **Amenities**

Amenities	Deck, Gazebo
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            June 7th, 2025  
Days on Market      9  
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 June 16th, 2025 at 4:32pm MDT