

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

MLS® #E4459485

**\$379,000**

2 Bedroom, 3.00 Bathroom, 958 sqft

Single Family on 0.00 Acres

Parklane, Beaumont, AB

Beautifully finished bungalow. Open concept & fully renovated kitchen with oak cabinets, beautiful countertops, granite floor & stainless steel appliances. Dark hardwood flooring throughout the entire main level. The Master bedroom boasts a grand 4 piece ensuite with his & her sinks, beautiful tiled walk in shower & a well designed walk-in closet. Enjoy a patio door off the master bedroom with steps leading to a private fully fenced & nicely treed back yard. The second bedroom is outfitted for in-suite laundry. A 4 pce. upgraded bath completes the main level. The Basement is freshly renovated, finished with vinyl flooring, new trim, paint & drop ceilings. Enjoy a spacious family room, flex room & 3 pce. bath. Detached powered garage. Newer shingles on buildings, vinyl siding & a large concrete parking pad. In quiet, highly desirable location, centrally located, close to schools & walking distance to everything!

Built in 1981

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4459485  |
| 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    | September 25th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 82              |

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Listing information last updated on September 25th, 2025 at 9:32pm MDT