

\$475,000 - 4319 54 Street, Beaumont

MLS® #E4454924

\$475,000

4 Bedroom, 2.00 Bathroom, 929 sqft

Single Family on 0.00 Acres

Parklane, Beaumont, AB

"Beautiful private location surrounded by trees & green spaces." Over 1700 sq ft of renovated living space with 4 bedrooms + a den. Vaulted living room with wood burning fireplace & huge bay window create an inviting space. Eat in kitchen with refinished cabinets, countertops & new vinyl plank floor. 2 completely renovated bathrooms. Theatre room with projector screen & wired for surround sound with a bonus wet bar complete the basement. Upgrades include: paint throughout, 50 gal HWT, central AC, 40 year shingles on all rooftops, insulated vinyl siding, vinyl windows & entry door. Outside an expansive vinyl deck, new sod, garden plot, a kid friendly rubber surfaced playground including treehouse, slides & swing set in the back yard promise hours of safe fun for kids. Detached a heated 22'x22' garage, mancave ready, wired for surround sound & with 240V dedicated power. Large RV parking area & enough storage space & multiple sheds for all your toys means no more storage lot fees.

Built in 1981

Essential Information

MLS® #	E4454924
Price	\$475,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	929
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	4319 54 Street
Area	Beaumont
Subdivision	Parklane
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1L6

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Fire Pit, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Wet Bar
Parking Spaces	6
Parking	Heated, Insulated, Over Sized, RV Parking, Tandem, See Remarks

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater, Wet Bar
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, 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, Public Transportation, Schools, Shopping Nearby, Vegetable Garden

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Ecole Bellevue School
High	Ecole Secondaire School

Additional Information

Date Listed	August 27th, 2025
Days on Market	1
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 August 28th, 2025 at 12:47pm MDT