

\$389,900 - 4317 54 Street, Beaumont

MLS® #E4443602

\$389,900

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 \$389,900



| | |
|----------------|------------------------|
| 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 | 30 |
| 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 July 20th, 2025 at 10:47am MDT