

\$469,500 - 4415 54 Avenue, Beaumont

MLS® #E4445616

\$469,500

3 Bedroom, 2.00 Bathroom, 1,194 sqft
Single Family on 0.00 Acres

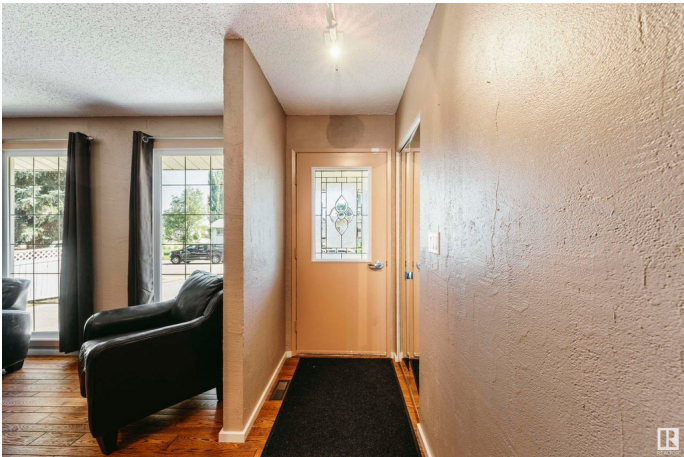
Citadel Ridge, Beaumont, AB

This unique floor plan offers space, flexibility & comfort in one of Beaumont’s most established, family-friendly communities. The front living room flows into a spacious dining area, connected by a stylish pass-through to the bright kitchen, complete with white cabinetry, black appliances & a large SS sink. The main floor features 2 bedrooms, including a spacious primary suite with walk-in closet & full ensuite with soaker tub & shower. The second bedroom has access to a convenient half bath—perfect for location for a guest room or a home office. The FF basement extends your living space with a large rec room, plus laundry, storage, mechanical room & central A/C for year-round comfort. Step outside to enjoy a private backyard & oversized garage. Located on a quiet street near schools, parks & trails. This home blends small-town character with convenience.

Built in 1977

Essential Information

MLS® #	E4445616
Price	\$469,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2



Square Footage	1,194
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4415 54 Avenue
Area	Beaumont
Subdivision	Citadel Ridge
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1J6

Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed July 3rd, 2025

Days on Market 20

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 23rd, 2025 at 6:32pm MDT