

## \$329,900 - 4812 55 Avenue, Beaumont

MLS® #E4445881

**\$329,900**

3 Bedroom, 1.50 Bathroom, 1,176 sqft

Single Family on 0.00 Acres

St. Vital, Beaumont, AB

This could be the best value in Beaumont! This charming 3-bed, 2-bath half duplex offers over 1,700 sq ft of total living space across 3 levels. Enjoy a spacious living room, bright dining area, modern kitchen, and large basement rec/family room that is perfect for the kids and entertaining. Updated flooring/electrical/cabinetry, modern design and colors, and an efficient layout make this home ideal for families or 1st time buyers. The backyard is made private by 2 mature trees - and the treehouse is the stuff that every kid dreams of! Located in a friendly neighborhood with easy access to schools, parks, and amenities - this is the lifestyle you've been looking for.

Built in 1977

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445881  |
| Price          | \$329,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,176     |
| Acres          | 0.00      |
| Year Built     | 1977      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4812 55 Avenue |
| Area        | Beaumont       |
| Subdivision | St. Vital      |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 1J8        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home, See Remarks |
| Parking   | 2 Outdoor Stalls, Front Drive Access, No Garage               |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal  |
| Exterior Features | Cross Fenced, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Metal  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 9              |
| Zoning         | Zone 82        |

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Listing information last updated on July 12th, 2025 at 11:32pm MDT