

## **\$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	32
Zoning	Zone 82

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