

## **\$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	13
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 17th, 2025 at 6:03pm MDT