

# \$448,750 - 4415 54 Avenue, Beaumont

MLS® #E4445616

## \$448,750

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

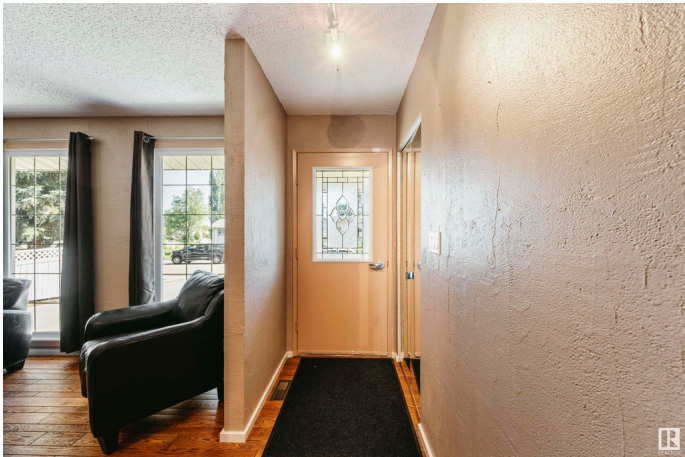
Citadel Ridge, Beaumont, AB

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      | \$448,750 |
| 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                30  
Zoning                              Zone 82

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Listing information last updated on August 2nd, 2025 at 5:02am MDT