

\$430,000 - 4301 54 Street, Beaumont

MLS® #E4448800

\$430,000

3 Bedroom, 2.00 Bathroom, 925 sqft

Single Family on 0.00 Acres

Parklane, Beaumont, AB

Backs onto green space, steps from two schools—your Beaumont lifestyle starts here! The vaulted living room with corner windows & sunken entry welcomes you in. The kitchen offers granite counters, a bright nook perfect for a coffee bar, pantry, vinyl tile flooring, OTR microwave, & sliding doors to the patio.

Upstairs: 2 bedrooms including a king-sized primary with custom screen to walk-in closet, plus a 4-pce bath. Third level features a cozy rec room, 3rd bedroom with built-ins, & 3-pce bath with shower. Downstairs, the family room has a cozy gas fireplace, built-ins, & dedicated laundry room with sink, counter, & storage.

Vinyl windows, upgraded shingles (2023), new dishwasher (2025), washer/dryer (2023). The beautifully landscaped, fully fenced yard is a dream for entertaining—interlocking brick patio, fire pit, gazebo, patio lights, limestone beds, apple & cherry trees, & shed with propagation bay. Insulated, drywalled 22x24 garage with shelving, bar fridge & gas line. A true gem inside & out!



Built in 1981

Essential Information

MLS® # E4448800

Price \$430,000

Bedrooms 3

Bathrooms	2.00
Full Baths	2
Square Footage	925
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	4301 54 Street
Area	Beaumont
Subdivision	Parklane
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1C6

Amenities

Amenities	On Street Parking, Fire Pit, Gazebo, No Smoking Home, Patio, Vaulted Ceiling, Vinyl Windows, Wall Unit-Built-In
Parking Spaces	4
Parking	Double Garage Detached, Insulated

Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner Lot, Fenced, Flat Site, Fruit

Trees/Shrubs, Landscaped, No Back Lane, Park/Reserve, Playground
Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 18th, 2025
Days on Market	14
Zoning	Zone 82

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