

# \$469,500 - 4415 54 Avenue, Beaumont

MLS® #E4445616

## \$469,500

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

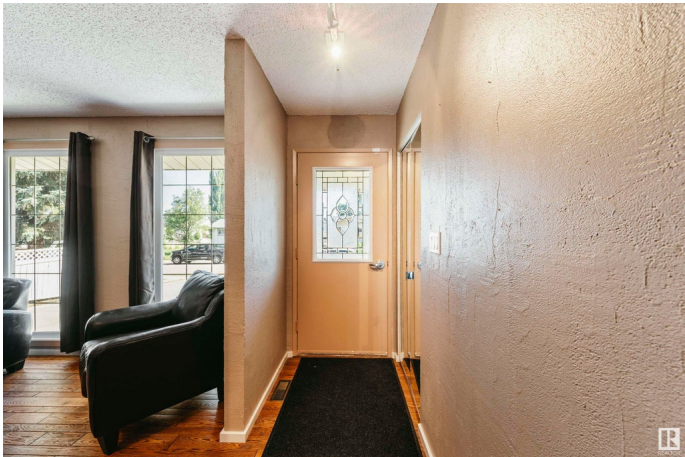
Citadel Ridge, Beaumont, AB

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	\$469,500
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                15

Zoning                            Zone 82

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Listing information last updated on July 17th, 2025 at 10:32pm MDT