

\$379,000 - 4317 54 Street, Beaumont

MLS® #E4443602

\$379,000

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 \$379,000



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	63
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 August 22nd, 2025 at 9:02pm MDT