

## \$469,900 - 5702 57 Avenue, Beaumont

MLS® #E4462454

**\$469,900**

4 Bedroom, 3.00 Bathroom, 1,520 sqft

Single Family on 0.00 Acres

Beauridge, Beaumont, AB

Spacious Bi-Level Nearly 3,000 Sq Ft of Living Space, Backing Green Space. This beautifully maintained and fully developed bi-level offers over 1,500 sq ft above grade perfect for families seeking comfort, space, and convenience. Step inside to discover 3 bedrooms, a bright, country-style kitchen with ample cabinetry and counter space, A dining room looking on to the back yard lead to a large two-tiered deck, ideal for entertaining. The lower level features a cozy family room with a gas fireplace, a games room, Cold room, 4th bedroom with 3 piece ensuite, large laundry area, with tons of storage space. Enjoy peace of mind with these recent upgrades: New shingles and windows (2025) Additional features include a double attached garage, RV parking, and a private front deck for enjoying your morning coffee. The backyard opens onto green space with walking trails, ice rink, walking distance from the new school. A fantastic home in a great location!

Built in 1987

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4462454  |
| Price     | \$469,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,520                  |
| Acres          | 0.00                   |
| Year Built     | 1987                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5702 57 Avenue |
| Area        | Beaumont       |
| Subdivision | Beauridge      |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 1A8        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Front Porch                  |
| Parking   | Double Garage Attached, RV Parking |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Dryer, Washer             |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                                  |

### Additional Information

Date Listed            October 16th, 2025

Days on Market      14

Zoning                Zone 82

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Listing information last updated on October 30th, 2025 at 6:02pm MDT