

# \$425,000 - 4708 52 Avenue, Beaumont

MLS® #A2141355

## \$425,000

5 Bedroom, 3.00 Bathroom, 2,417 sqft

Residential on 0.15 Acres

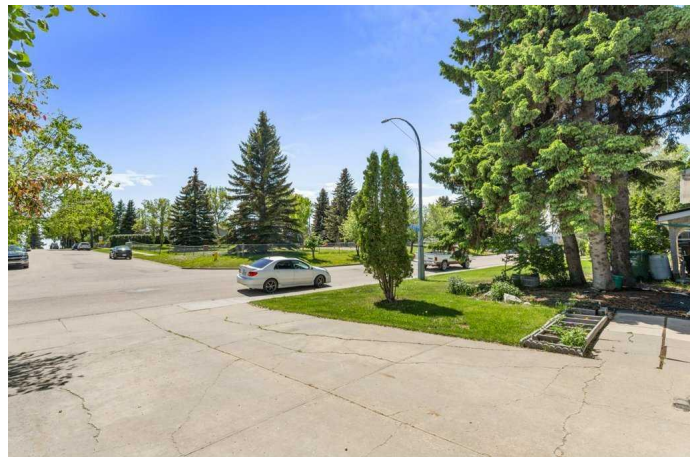
Centre-Ville, Beaumont, Alberta

This beautiful home with a unique design offers tons of potential for a large or extended family. Situated on a large lot in a mature area of Beaumont, this property has a great layout with the possibility of a separate suite on the main floor, featuring a full kitchen, living area, laundry, and two good-sized bedrooms. The main living area features three more bedrooms, a large chef-style kitchen and living area with gas fireplace as a focal point, as well as a beautiful sunroom overlooking the large fenced yard. Outdoor living spaces include a large balcony off the sunroom for entertaining and covered space for shade on hot summer days. Upgraded vinyl plank flooring in main living areas on both levels. Tinker in your oversized double attached garage. Its exceptional location is close to schools, shopping and major routes to Edmonton and the airport.

Built in 1975

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2141355  |
| Price          | \$425,000 |
| Sold Price     | \$445,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,417     |
| Acres          | 0.15      |



|            |             |
|------------|-------------|
| Year Built | 1975        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Sold        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4708 52 Avenue |
| Subdivision | Centre-Ville   |
| City        | Beaumont       |
| County      | Beaumont       |
| Province    | Alberta        |
| Postal Code | T4X 1H7        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Vinyl Windows                                                                                |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Stove, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                      |
| Cooling           | None                                                                                                                         |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                            |
| Fireplaces        | Gas, Glass Doors, Living Room, Mantle                                                                                        |
| Basement          | None                                                                                                                         |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | None                                                    |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s), Front Yard, Landscaped |
| Roof              | Asphalt Shingle                                         |
| Construction      | Brick, Wood Siding                                      |
| Foundation        | Poured Concrete                                         |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 13th, 2024 |
| Date Sold   | July 2nd, 2024  |

|                |      |
|----------------|------|
| Days on Market | 19   |
| Zoning         | RF   |
| HOA Fees       | 0.00 |

**Listing Details**

Listing Office            Royal LePage Noralta

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