

## **\$329,000 - 5005 55 Street, Beaumont**

MLS® #E4445400

**\$329,000**

2 Bedroom, 2.50 Bathroom, 1,510 sqft

Single Family on 0.00 Acres

Centre-Ville, Beaumont, AB

No Condo Fees!!! No Special Assessments!!! EVER!! This is an attached, single family dwelling 2 story townhome. Aprx 2100 square feet on three levels finished. Large main entrance area with a den / office at the front. Newer stainless steel appliances in the well appointed kitchen open to the living room. Wood burning fireplace for the cold winters to come. Sliding patio doors to a private back yard deck. Convenient 2 piece washroom and laundry on the main as well. Upstairs has a 4 piece bath with two bedrooms - master is a large room converted from two bedrooms - easily converted back to three if need be. The basement is fully developed with another 4 piece bath, finished rec room and a large finished storage room. Newer furnace and hot water tank. Roof was done 8 years ago. All this and a single front attached garage. Very quiet street. Close to shopping and schools. Perfect starter or rental in the growing downtown core. Best price in Beaumont - won't last! Oh ... NO CONDO FEES OR SPECIAL ASSESSMENTS!

Built in 1989

### **Essential Information**

MLS® # E4445400

Price \$329,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,510
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	5005 55 Street
Area	Beaumont
Subdivision	Centre-Ville
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1E1

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Washer, See Remarks, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	14
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 July 16th, 2025 at 5:32pm MDT