

## \$579,900 - 5742 56a Street, Beaumont

MLS® #E4430113

**\$579,900**

3 Bedroom, 2.50 Bathroom, 2,167 sqft

Single Family on 0.00 Acres

Montalet, Beaumont, AB

Well maintained Montalet 'Sterling' built 2 storey home with double attached garage & a walk-out basement. Main floor features hardwood floors with spacious kitchen w/ island + walk through pantry, dining room has patio doors to the deck to a west view of the pond, living room has a gas fireplace. Main floor also has a laundry room, 2 piece bathroom and a nice mud room area from the garage. Upstairs has 3 bedrooms, primary bedroom has large ensuite with walk in shower & soaker tub. Upstairs also has a bonus room/family room great for a 2nd t.v. area or kids play area. Basement is a walk out & ready for your development plans. Wonderful location close to schools, parks & shopping.

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430113  |
| Price          | \$579,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,167     |
| Acres          | 0.00      |
| Year Built     | 2010      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5742 56a Street |
| Area        | Beaumont        |
| Subdivision | Montalet        |
| City        | Beaumont        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T4X 0G1         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, Walkout Basement |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |
| Is Waterfront  | Yes   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | See Remarks, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Lake, Cross Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 10th, 2025

Days on Market                68

Zoning                            Zone 82

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Listing information last updated on June 17th, 2025 at 3:17am MDT