

## \$594,000 - 5742 56a Street, Beaumont

MLS® #E4430113

**\$594,000**

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	\$594,000
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       12

Zoning                 Zone 82

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