

## \$645,000 - 5511 42 St, Beaumont

MLS® #E4447911

**\$645,000**

5 Bedroom, 3.00 Bathroom, 2,508 sqft

Single Family on 0.00 Acres

Citadel Ridge, Beaumont, AB

One of a kind 2 living room on main floor with bedroom and full washroom. Plus loft style bonus area up-stairs Total 5 bed, 3 baths in beautiful City of Beaumont. Close to Colonial Golf, school, park. Large entrance way with front family room, attached to formal dinning area. Walk thru to open concept kitchen and huge living area. Beautiful kitchen with tons of counterspace, cabinets and pantry. Main floor bedroom and full bathroom. Double attached garage 20'wx23'L. Upper floor has loft style bonus area. Oversized master bedroom with walk in closet and ensuite with corner tub and standing shower. Plus 3 bedrooms upstairs and bathroom. Top floor laundry. Unfinished basement. wonderful yard with massive deck. New tankless water heater (April 2025). A/C(2023), Washer dryer (2024), Dishwasher (2023). New led lights. Close to school, shopping, recreational center.

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447911  |
| Price          | \$645,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,508     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2012                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 5511 42 St    |
| Area        | Beaumont      |
| Subdivision | Citadel Ridge |
| City        | Beaumont      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T4X 0E4       |

### Amenities

|           |                                                                                                                                                                              |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Hot Water Tankless, No Smoking Home, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                                                       |

### Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher - Energy Star, Fan-Ceiling, Garage Control, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Gas, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                 |
| Stories           | 2                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                                                          |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                 |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                             |
| Construction      | Wood, Stucco                                                                 |
| Foundation        | Concrete Perimeter                                                           |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Ecole Horizon Heights |
| Middle     | J.E Lapointe          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 82         |

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Listing information last updated on August 1st, 2025 at 6:32pm MDT