



## 4204 53 Avenue Beaumont AB

\$439,900

FABULOUS, well maintained 1464 sq. ft. UPDATED & UPGRADED BUNGALOW on an OVERSIZED CORNER LOT with RV PARKING! Super quiet location minutes from schools, parks & Coloniale Golf & CC. This wonderful family home offers a large foyer with access to the 24'x22' attached garage, into the sunken living room featuring a BRICK FIREPLACE with an ELECTRIC INSERT & new picture window (2023). Up to the spacious dining room overlooking the U-shaped kitchen with RICH CINNAMON MAPLE CABINETS, GRANITE COUNTERS & UPDATED STAINLESS APPLIANCES. The home offers 3 bedrooms on the main floor, an upgraded 4pc. main bath plus the primary bedroom features a 3 piece ensuite. A MAIN FLOOR LAUNDRY & access to the COVERED BACK DECK & YARD complete the main floor. The CENTRAL STAIRCASE leads to a the basement featuring a family room, games/den, 2 bedrooms plus a full bath! Upgrades include newer: HI EFF. FURNACE & HOT WATER ON DEMAND, SHINGLES, PVC WINDOWS, KITCHEN CABINETS, APPLIANCES, bathrooms, fixtures, VINYL SIDING & CENTRAL AIR!

Listing Presented By:



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