

# \$699,000 - 4506 49 Avenue, Beaumont

MLS® #E4439402

**\$699,000**

3 Bedroom, 3.00 Bathroom, 1,992 sqft

Single Family on 0.00 Acres

Beau Meadow, Beaumont, AB

**\*\*2 PRIMARY ENSUITE**

**BEDROOMS\*\*SEPARATE ENTRANCE TO**

**BASEMENT\*\*** This Spacious Bi-Level Home

on a Corner Lot offers a Separate Entrance

and Suite Potential, making it ideal for

Multi-Generational Living or Future Rental

Income. The Open-Concept Main Floor

features Engineered Hardwood, High-Gloss

Cabinets, Soft-Close Drawers, Quartz

Countertops, and a cozy Gas Fireplace. With

9â€™™ Basement Ceilings, the lower level is

perfect for development. The home includes a

Primary Bedroom with Ensuite, a Second

Ensuite Bedroom, a Third Bedroom, and an

additional Full Bath, along with Two Living

Areas and a flexible Formal Dining Room or

Den. Enjoy outdoor living on the Finished

Two-Tier Deck, plus an Epoxy-Coated Garage.

Located just 12 Minutes from the Henday and

50 Street in Beaumont, close to Schools,

Parks, Shopping, Golf, and the Aqua-Fit & Rec

Centre.



Built in 2017

## Essential Information

MLS® # E4439402

Price \$699,000

Bedrooms 3

Bathrooms 3.00

|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,992                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 4506 49 Avenue |
| Area        | Beaumont       |
| Subdivision | Beau Meadow    |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 2B2        |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached          |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Corner Lot, Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

Date Listed May 30th, 2025

Days on Market 29

Zoning Zone 82

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