

## \$514,900 - 6013 49 Avenue, Beaumont

MLS® #E4442945

**\$514,900**

3 Bedroom, 2.50 Bathroom, 1,899 sqft

Single Family on 0.00 Acres

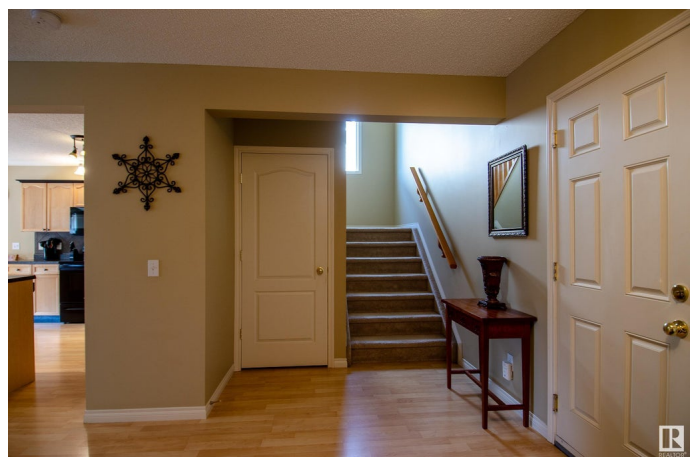
Goudreau Terrace, Beaumont, AB

Immaculately maintained and located on a quiet cul-de-sac in Goudreau Terrace, this two-storey home offers 1,900 sq.ft. of above-ground space with excellent curb appeal and a beautifully landscaped yard. The main floor features a bright open layout with a spacious kitchen, corner pantry, ample cabinetry, and a large island. A cozy gas fireplace anchors the living area, creating a warm and inviting space. Upstairs, you'll find a massive vaulted bonus room, a generously sized primary bedroom with full ensuite, two additional bedrooms, and the convenience of upper-floor laundry. The basement is unfinished with two large windows and a bathroom rough-in, offering great potential for future development. Outside, enjoy a large deck and a meticulously kept yard—private, peaceful, and perfect for relaxing or entertaining.

Built in 2006

### Essential Information

MLS® #	E4442945
Price	\$514,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,899
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6013 49 Avenue
Area	Beaumont
Subdivision	Goudreau Terrace
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1V3

### **Amenities**

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplaces	Glass Door, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 18th, 2025  
Days on Market        2  
Zoning                    Zone 82

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