

## **\$399,900 - 4806 42 Avenue, Beaumont**

MLS® #E4465420

**\$399,900**

5 Bedroom, 3.00 Bathroom, 1,358 sqft

Single Family on 0.00 Acres

Beau Meadow, Beaumont, AB

A Rare Find! A family bungalow that offers 5 Bedrooms, 3 Bathrooms, An oversized Double Car Garage, a spacious yard, a massive driveway that offers loads of parking! Welcome home to 4806 42 Ave that is located on a cul-de-sac perfect for kids to run and play. There is plenty of space for the growing family. There is a spacious dining area, living room on the main floor and a massive rec room in the basement. The location is great as you are near schools, shopping & restaurants. The primary bedroom is spacious with a walk in closet and ensuite. The main floor offers 3 bedrooms in total and the basement has 2 additional bedrooms. The main floor offers a vaulted ceiling over the kitchen, dining and living room; creating a bright and inviting atmosphere. Off the kitchen is a patio perfect to BBQ and hosting company. The driveway is newer and in great shape. There is a high efficiency furnace, on demand hot water & central AC. This is a must see!

Built in 1979

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4465420  |
| Price      | \$399,900 |
| Lease Rate | \$17      |
| Bedrooms   | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,358                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4806 42 Avenue |
| Area        | Beaumont       |
| Subdivision | Beau Meadow    |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 1E9        |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 10 ft., Closet Organizers, Deck, No Smoking Home, Parking-Extra, Vaulted Ceiling |
| Parking Spaces | 5                                                                                        |
| Parking        | Double Garage Detached, Front Drive Access                                               |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Stories           | 2                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Finished                                                                                            |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                      |
| Exterior Features | Cul-De-Sac, Landscaped, No Back Lane, Schools, Shopping Nearby, Partially Fenced |
| Lot Description   | 56'8" x 110"                                                                     |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | École Beau Meadow School |
|------------|--------------------------|

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 11th, 2025 |
| Days on Market | 2                   |
| Zoning         | Zone 82             |

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Listing information last updated on November 12th, 2025 at 8:32pm MST