

\$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**

BEDROOMSSEPARATE 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

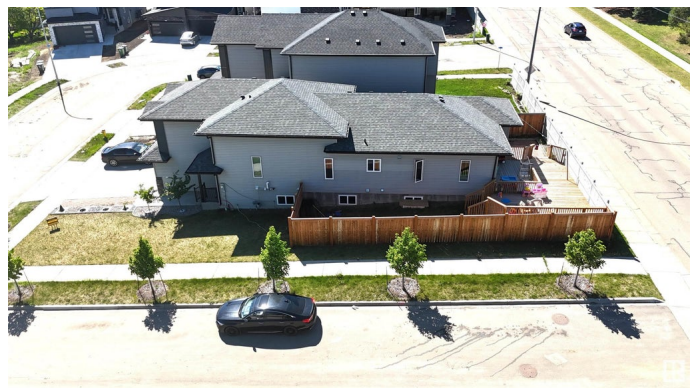
Two-Tier Deck, plus an Epoxy-Coated Garage.

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 17

Zoning Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 3:47am MDT