

# \$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 25

Zoning Zone 82

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