

\$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

9'™ 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 4:47am MDT