

## \$559,000 - 5806 49 Avenue, Beaumont

MLS® #E4437718

**\$559,000**

4 Bedroom, 3.50 Bathroom, 1,770 sqft

Single Family on 0.00 Acres

Brookside (Beaumont), Beaumont, AB

Stunning Home with Finished Basement and Expansive Backyard! Welcome to this beautifully designed home in the heart of Beaumont, offering over 1700 square feet of living space with a fully finished basement. This spacious home features a bright, open kitchen perfect for entertaining and family gatherings, with a seamless flow into the living areas. The vaulted ceilings add a touch of elegance and create a sense of grandeur, while large windows allow natural light to flood the space. The master bedroom boasts a private ensuite, offering a tranquil retreat. Convenience and privacy are prioritized for the entire family. Step outside to enjoy the massive backyard, ideal for summer barbecues, outdoor play, or simply unwinding in a peaceful setting. This home truly offers the perfect blend of comfort, style, and functionality. Don't miss the opportunity to make this your dream home!!!!

Built in 1991

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4437718  |
| Price      | \$559,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,770                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5806 49 Avenue       |
| Area        | Beaumont             |
| Subdivision | Brookside (Beaumont) |
| City        | Beaumont             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T4X 1C2              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Bar, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Vaulted Ceiling |
| Parking   | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brass Surround, Mantel, Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 3              |
| Zoning         | Zone 82        |

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Listing information last updated on May 25th, 2025 at 2:32am MDT