

\$459,900 - 3601 49 Avenue, Beaumont

MLS® #E4435453

\$459,900

3 Bedroom, 3.50 Bathroom, 1,368 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Welcome to the family-friendly community of Forest Heights! This well-maintained 2-storey home offers incredible value with a double detached garage, 9 ft ceilings, & a full finished basement. The bright&open main floor is perfect for everyday living and entertaining. Enjoy a spacious kitchen with stainless steel appliances, a massive island with seating for six, and a large dining area thatâ€™s ideal for hosting. A convenient 2-piece bath is located near the back entrance, which leads to a custom 2-tier deckâ€”great for summer BBQs. Upstairs, youâ€™ll find three bedrooms, including a generous primary suite complete with a 4-piece ensuite and walk-in closet. The upper level also features a true laundry roomâ€”not just a closetâ€”plus another full 4-piece bathroom. The basement is finished with a play space and a guest room. Quiet, welcoming neighborhood close to schools, shopping, and major roadways. With just a 10-minute drive to Edmonton and close proximity to the airport, itâ€™s the perfect location for commuters!

Built in 2016

Essential Information

MLS® # E4435453

Price \$459,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,368
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3601 49 Avenue
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2B5

Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Low Maintenance Landscape

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 9th, 2025
Days on Market	6
Zoning	Zone 82

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