# \$459,900 - 3601 49 Avenue, Beaumont

MLS® #E4435453

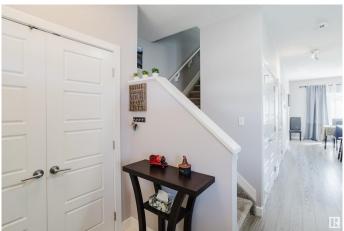
### \$459,900

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 that'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, you'II 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, it'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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Listing information last updated on May 15th, 2025 at 12:32pm MDT