# \$849,900 - 3911 49 Avenue, Beaumont

MLS® #E4424060

### \$849,900

4 Bedroom, 4.00 Bathroom, 3,080 sqft Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Welcome to this stunning home in Forest Heights, Beaumont, backing onto a scenic walking path and just steps from a tranquil pond! With nearly 3100 sq ft of living space, this exquisite property offers 4 spacious bedrooms, 4 full bathrooms, and a main floor den/office. The large main kitchen features a large island, built in appliances, a spice kitchen with a pass-thru window, perfect for entertaining! Enjoy the grandeur of an open-to-above living room as you enter the home for that wow factor, a bonus room overlooking the space, and glass railings throughout. Beautiful hardwood floors & ceramic tile add elegance, while 3 balconies provide serene pond views. A formal dining area completes the main level. The unfinished walkout basement with 9-foot ceilings is ready for your vision. Don't miss this exceptional custom built home, situated on a regular size lot!

Built in 2016

#### **Essential Information**

MLS® # E4424060 Price \$849,900

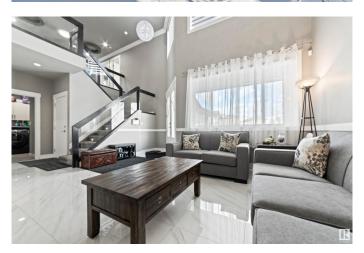
Bedrooms 4

Bathrooms 4.00

Full Baths 4







Square Footage 3,080
Acres 0.00
Year Built 2016

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 3911 49 Avenue

Area Beaumont

Subdivision Forest Heights (Beaumont)

City Beaumont County ALBERTA

Province AB

Postal Code T4X 1Y7

#### **Amenities**

Amenities Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Closet

Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Walkout Basement, 9 ft. Basement Ceiling

Parking Double Garage Attached, Front Drive Access

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan,

Oven-Microwave, Refrigerator, Stove-Countertop Electric,

Stove-Electric, Washer

Heating Forced Air-2, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools,

Shopping Nearby, Stream/Pond

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

# **School Information**

Elementary École Beau Meadow School
Middle École J.E. Lapointe School
High Beaumont Composite High Sc

# **Additional Information**

Date Listed March 5th, 2025

Days on Market 27

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 April 1st, 2025 at 8:32am MDT