

## \$829,900 - 3909 49 Avenue, Beaumont

MLS® #E4428922

**\$829,900**

7 Bedroom, 5.50 Bathroom, 3,001 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

**\*\*WALKOUT LOT\*\*3000 SQ FT PLUS LIVING SPACE\*\* BEST FOR BIG FAMILIES\*\*** Nestled in the heart of beautiful **\*\*BEAUMONT\*\***. Step into this exquisite residence, where elegance meets comfort. Boasting seven spacious bedrooms, including five on the upper level and two in the beautifully finished walkout basement, this home is designed for luxurious living. The grand double-door entrance welcomes you into a thoughtfully designed main floor featuring separate living and family areas, an awe-inspiring open-to-below ceiling, and a sprawling gourmet kitchen perfect for culinary enthusiasts. The fully finished basement offers a generous kitchen and living space, along with a private room and a half bath, ensuring a perfect retreat for relaxation or entertaining. Step outside to a tranquil backyard oasis, complete with a scenic walking trail, where you can unwind and reconnect with nature.

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4428922  |
| Price      | \$829,900 |
| Bedrooms   | 7         |
| Bathrooms  | 5.50      |
| Full Baths | 5         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 3,001                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 3909 49 Avenue            |
| Area        | Beaumont                  |
| Subdivision | Forest Heights (Beaumont) |
| City        | Beaumont                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T4X 1Y7                   |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Double Garage Attached                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Stove-Countertop Electric, Stove-Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed April 1st, 2025

Days on Market 39

Zoning Zone 82

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