

Courtesy Of Brett Finnie Of Initia Real Estate

\$499,999 - 4208 49 Avenue, Beaumont

MLS® #E4437887

\$499,999

5 Bedroom, 3.00 Bathroom, 1,525 sqft

Single Family on 0.00 Acres

Glenbrae Meadows, Beaumont, AB

Want big-city perks without big-city congestion? See this refreshed Beaumont bi-level: 2,821sqft of finished space, 5BED & 3baths on a south-facing lot backing park space and steps to the ravine in Glenbrae Meadows! The renovated front foyer-roomy with bench, cubby storage & coat hooksâ€”greet you in style. A HUGE updated kitchen, newer laminate, and a spa-worthy remodeled 4-pc ensuite is sure to turn heads. Boasting large, sun-lit living/dining rooms, the eat-in kitchen features a huge barn-door pantry and opens to a composite deck overlooking the fenced yard & hot-tub. Big windows also brighten the walk-out lower level with a fireplace-lit rec room, two large bedrooms and a show-piece laundry room. Included are comfort extras like central A/C, newer furnace, new roof, tankless HWT, storage galore and a 22'—24ft heated garage. You can walk to playgrounds, a K-9 school, golf & shops, and also quick access to 50st & Henday. Move-in-ready at \$499,999-bigger and better finished than recent neighbourhood sales!

Built in 1992

Essential Information

MLS® # E4437887

Price \$499,999



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,525 |
| Acres | 0.00 |
| Year Built | 1992 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 4208 49 Avenue |
| Area | Beaumont |
| Subdivision | Glenbrae Meadows |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 1H2 |

Amenities

| | |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, Hot Tub, Hot Water Tankless, Walkout Basement |
| Parking | Double Garage Attached, Front Drive Access, Heated, Insulated, Over Sized, Parking Pad Cement/Paved |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Some Fixtures Leased, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 22nd, 2025 |
| Days on Market | 2 |
| Zoning | Zone 82 |

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Listing information last updated on May 24th, 2025 at 12:32am MDT