

## \$399,900 - 4808 52 Avenue, Beaumont

MLS® #E4432529

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,169 sqft

Single Family on 0.00 Acres

Centre-Ville, Beaumont, AB

Unbeatable Value! This fully finished sunny bi-level on a family-friendly street is conveniently located in the heart of Beaumont on a large landscaped lot! Offering great upgrades and secondary suite potential with a separate entrance to the basement and large windows. Updates include laminate flooring, 2 beautifully renovated bathrooms, newer roof, and many newer windows. On the main-floor, 2 bedrooms, large living room and dining area, bright kitchen, and a full bathroom. The Basement offers 2 bedrooms, a bathroom, large rec room and a good sized area that could be converted to a second kitchen. Very over-sized single car garage with 220 volt power and an extra long driveway perfect for parking all the toys!

Built in 1974

### Essential Information

MLS® #	E4432529
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,169
Acres	0.00
Year Built	1974



Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	4808 52 Avenue
Area	Beaumont
Subdivision	Centre-Ville
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1H6

### **Amenities**

Amenities	Deck, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	220 Volt Wiring, Over Sized, Parking Pad Cement/Paved, Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	7
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 May 1st, 2025 at 8:47am MDT