

# \$675,000 - 3910 49 Avenue, Beaumont

MLS® #E4433043

**\$675,000**

5 Bedroom, 3.50 Bathroom, 2,435 sqft  
Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Welcome to this fully upgraded well constructed home in the Forest Heights neighborhood. Upper level with huge primary bedroom, walk-in closet, 5 pcs ensuite, jacuzzi tub and double sinks. 2 other spacious bedrooms, bonus room and laundry. Main floor office, 9 foot ceiling, kitchen with walk through pantry, quartz counter top, center island, plenty of cabinet and all stainless steel appliances. Separate entrance to the professionally finished basement with a FULL kitchen and separate laundry, gas fireplace and so much more. Pie sharp backyard with a views of the Colonial Golf Course. This is the essence of turn key ready. Exceptional value is being offered and is a must see!



3910 49 Ave, Beaumont, AB

Basement (Below Grade) Exterior Area 94.23 m<sup>2</sup>  
Interior Area 67.92 m<sup>2</sup>



PREPARED: 20250426

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Built in 2014

## Essential Information

MLS® #	E4433043
Price	\$675,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,435
Acres	0.00
Year Built	2014

3910 49 Ave, Beaumont, AB

2nd Floor Exterior Area 122.67 m<sup>2</sup>  
Interior Area 115.00 m<sup>2</sup>  
Excluded Area 5.13 m<sup>2</sup>



PREPARED: 20250426

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3910 49 Avenue
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1Y8

### **Amenities**

Amenities	Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Opener, Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Golf Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	6
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 9:02pm MDT