

\$430,000 - 4810 44 Avenue, Beaumont

MLS® #E4465122

\$430,000

4 Bedroom, 3.00 Bathroom, 1,249 sqft

Single Family on 0.00 Acres

Beau Meadow, Beaumont, AB

Beaumont Bi-level UPGRADED & ready for your family! GREAT curb appeal w/ an ATTACHED DOUBLE GARAGE & NEWER high-end shingles for maintenance piece of mind. Enter into a freshened, BRIGHT space throughout. The living room has a VAULTED CEILING, large window for NATURAL LIGHT, UPGRADED lighting & a FIREPLACE, perfect for entertaining. Upper floor leads to a SIZEABLE dining room w/ ACCESS to the DECK. Cook in the U-SHAPED kitchen w/ an EAT-IN NOOK. A full bath services the 3 bedrooms, all bedrooms have NEW hard surface flooring, the Primary has a JETTED ENSUITE to RELAX in at days end. In the basement a LARGE REC ROOM is great for games night, the FRESHLY PAINTED bedroom is handy for family or guests; the TILED bath w/ a large CUSTOM SHOWER is an upgrade you'll love. A separate LAUNDRY ROOM is found next to the utility area & ample STORAGE closet. Tons of ADDITIONAL STORAGE found next to the staircase, great for your holiday decor. Play in the FULLY FENCED YARD w/ a FIREPIT. See it, you'll LOVE this place!



Built in 1988

Essential Information

MLS® #

E4465122

Price	\$430,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,249
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	4810 44 Avenue
Area	Beaumont
Subdivision	Beau Meadow
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1G3

Amenities

Amenities	Deck, Fire Pit
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Flat Site, No Back Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	E'cole Beau Meadow
Middle	E'cole J.E. Lapointe Schoo
High	E'cole Secondaire Beaumont

Additional Information

Date Listed	November 7th, 2025
Days on Market	1
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 November 8th, 2025 at 7:47pm MST