

## \$459,900 - 3601 49 Avenue, Beaumont

MLS® #E4435453

**\$459,900**

3 Bedroom, 3.50 Bathroom, 1,368 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

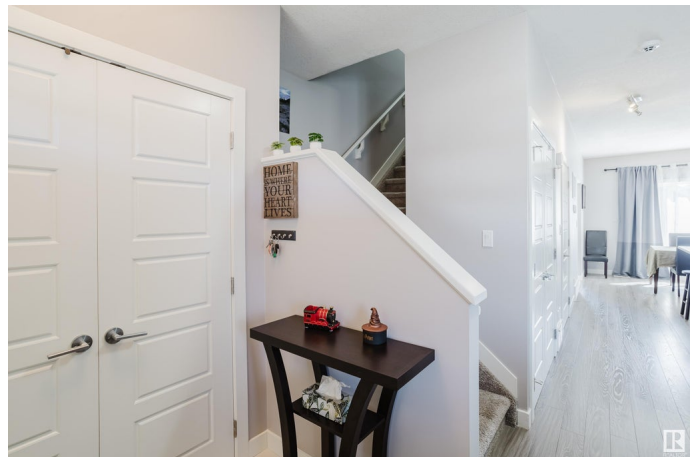
Welcome to the family-friendly community of Forest Heights! This well-maintained 2-storey home offers incredible value with a double detached garage, 9 ft ceilings, & a full finished basement. The bright&open main floor is perfect for everyday living and entertaining. Enjoy a spacious kitchen with stainless steel appliances, a massive island with seating for six, and a large dining area thatâ€™s ideal for hosting. A convenient 2-piece bath is located near the back entrance, which leads to a custom 2-tier deckâ€”great for summer BBQs. Upstairs, youâ€™ll find three bedrooms, including a generous primary suite complete with a 4-piece ensuite and walk-in closet. The upper level also features a true laundry roomâ€”not just a closetâ€”plus another full 4-piece bathroom. The basement is finished with a play space and a guest room. Quiet, welcoming neighborhood close to schools, shopping, and major roadways. With just a 10-minute drive to Edmonton and close proximity to the airport, itâ€™s the perfect location for commuters!

Built in 2016

### Essential Information

MLS® # E4435453

Price \$459,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,368
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3601 49 Avenue
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2B5

### Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Low Maintenance Landscape

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	5
Zoning	Zone 82

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Listing information last updated on May 14th, 2025 at 5:32pm MDT