

\$514,900 - 6013 49 Avenue, Beaumont

MLS® #E4442945

\$514,900

3 Bedroom, 2.50 Bathroom, 1,899 sqft
Single Family on 0.00 Acres

Goudreau Terrace, Beaumont, AB

Immaculately maintained and located on a quiet cul-de-sac in Goudreau Terrace, this two-storey home offers 1,900 sq.ft. of above-ground space with excellent curb appeal and a beautifully landscaped yard. The main floor features a bright open layout with a spacious kitchen, corner pantry, ample cabinetry, and a large island. A cozy gas fireplace anchors the living area, creating a warm and inviting space. Upstairs, youâ€™™ll find a massive vaulted bonus room, a generously sized primary bedroom with full ensuite, two additional bedrooms, and the convenience of upper-floor laundry. The basement is unfinished with two large windows and a bathroom rough-in, offering great potential for future development. Outside, enjoy a large deck and a meticulously kept yardâ€™™private, peaceful, and perfect for relaxing or entertaining.

Built in 2006

Essential Information

MLS® #	E4442945
Price	\$514,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,899
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6013 49 Avenue
Area	Beaumont
Subdivision	Goudreau Terrace
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1V3

Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplaces	Glass Door, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed June 18th, 2025
Days on Market 11
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 June 29th, 2025 at 12:17pm MDT