\$459,900 - 3601 49 Avenue, Beaumont

MLS® #E4435453

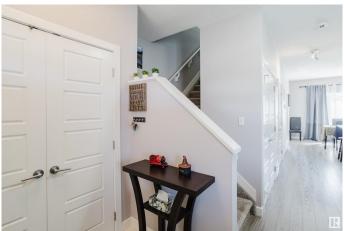
\$459,900

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 that'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, you'II 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, it'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 10:17am MDT