

# \$540,000 - 5806 49 Avenue, Beaumont

MLS® #E4437718

**\$540,000**

4 Bedroom, 3.50 Bathroom, 1,770 sqft  
Single Family on 0.00 Acres

Brookside (Beaumont), Beaumont, AB

Stunning Home with Finished Basement and Expansive Backyard! Welcome to this beautifully designed home in the heart of Beaumont, offering over 1700 square feet of living space with a fully finished basement. This spacious home features a bright, open kitchen perfect for entertaining and family gatherings, with a seamless flow into the living areas. The vaulted ceilings add a touch of elegance and create a sense of grandeur, while large windows allow natural light to flood the space. The master bedroom boasts a private ensuite, offering a tranquil retreat. Convenience and privacy are prioritized for the entire family. Step outside to enjoy the massive backyard, ideal for summer barbecues, outdoor play, or simply unwinding in a peaceful setting. This home truly offers the perfect blend of comfort, style, and functionality. New Shingles placed in 2020! Includes AC! Donâ€™t miss the opportunity to make this your dream home!!!!!!

Built in 1991

## Essential Information

MLS® #	E4437718
Price	\$540,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,770
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	5806 49 Avenue
Area	Beaumont
Subdivision	Brookside (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1C2

### **Amenities**

Amenities	Bar, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Vaulted Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround, Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby, Vegetable Garden

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	25
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 16th, 2025 at 8:17pm MDT