

## \$840,000 - 3909 49 Avenue, Beaumont

MLS® #E4456979

**\$840,000**

6 Bedroom, 5.50 Bathroom, 2,979 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Discover this beautiful north facing, 2-storey in Forest Heights, Beaumont with a fully finished WALK-OUT basement! Step inside to a soaring open-to-above living room, formal dining, family room and a bright open kitchen with walk-thru pantry (roughed-in for a spice kitchen). Enjoy views of the walking trail and beautiful pond from two large balconies on the back of the home! The main floor offers a versatile den/bedroom with full bath. Upstairs features 4 bedrooms, 3 full baths, and a large bonus room. The walk-out basement offers an in-law suite with 2 bedrooms, full bath, 2nd kitchen, plus an additional owner's suite with half bath. Designed for comfort with 2 furnaces & Central AC! Backing onto a walking trail and just steps from a serene pond, this home combines spacious living with natural beauty—perfect for large families or multi-generational living. (Offers over 4,200 sq.ft of total living space!)

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456979  |
| Price      | \$840,000 |
| Bedrooms   | 6         |
| Bathrooms  | 5.50      |
| Full Baths | 5         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,979                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 3909 49 Avenue            |
| Area        | Beaumont                  |
| Subdivision | Forest Heights (Beaumont) |
| City        | Beaumont                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T4X 1Y7                   |

### Amenities

|               |                                                                                                                                                                                                                     |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Dugout Basement, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Walkout Basement |
| Parking       | Double Garage Attached, Front Drive Access                                                                                                                                                                          |
| Is Waterfront | Yes                                                                                                                                                                                                                 |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Countertop Electric, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas                                                                                                                        |
| Stories           | 3                                                                                                                                                |
| Has Suite         | Yes                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                   |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                  |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Landscaped, Schools, |

|              |                    |
|--------------|--------------------|
|              | Stream/Pond        |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 28                  |
| 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 October 7th, 2025 at 9:32am MDT