

## \$829,900 - 3909 49 Avenue, Beaumont

MLS® #E4428922

**\$829,900**

7 Bedroom, 5.50 Bathroom, 3,001 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

**\*\*WALKOUT LOT\*\*3000 SQ FT PLUS LIVING SPACE\*\* BEST FOR BIG FAMILIES\*\*** Nestled in the heart of beautiful **\*\*BEAUMONT\*\***. Step into this exquisite residence, where elegance meets comfort. Boasting seven spacious bedrooms, including five on the upper level and two in the beautifully finished walkout basement, this home is designed for luxurious living. The grand double-door entrance welcomes you into a thoughtfully designed main floor featuring separate living and family areas, an awe-inspiring open-to-below ceiling, and a sprawling gourmet kitchen perfect for culinary enthusiasts. The fully finished basement offers a generous kitchen and living space, along with a private room and a half bath, ensuring a perfect retreat for relaxation or entertaining. Step outside to a tranquil backyard oasis, complete with a scenic walking trail, where you can unwind and reconnect with nature.

Built in 2016

### Essential Information

MLS® #	E4428922
Price	\$829,900
Bedrooms	7
Bathrooms	5.50
Full Baths	5



Half Baths	1
Square Footage	3,001
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	Carbon Monoxide Detectors, Detectors Smoke
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Stove-Countertop Electric, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 1st, 2025

Days on Market 76

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 8:32am MDT