

\$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

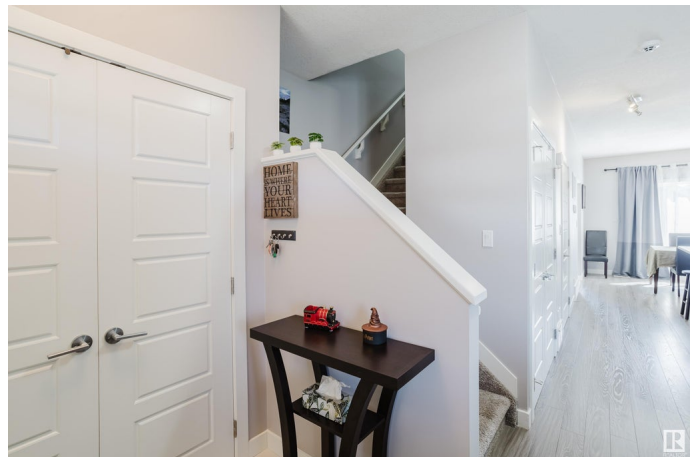
Welcome to the family-friendly community of Forest Heights! This well-maintained 2-storey home offers incredible value with a double detached garage, 9 ft ceilings, & a full finished basement. The bright&open main floor is perfect for everyday living and entertaining. Enjoy a spacious kitchen with stainless steel appliances, a massive island with seating for six, and a large dining area thatâ€™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, youâ€™ll 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, itâ€™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 | 6 |
| Zoning | Zone 82 |

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Listing information last updated on May 15th, 2025 at 6:02am MDT