

# \$849,900 - 3911 49 Avenue, Beaumont

MLS® #E4424060

**\$849,900**

4 Bedroom, 4.00 Bathroom, 3,080 sqft  
Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Welcome to this stunning home in Forest Heights, Beaumont, backing onto a scenic walking path and just steps from a tranquil pond! With nearly 3100 sq ft of living space, this exquisite property offers 4 spacious bedrooms, 4 full bathrooms, and a main floor den/office. The large main kitchen features a large island, built in appliances, a spice kitchen with a pass-thru window, perfect for entertaining! Enjoy the grandeur of an open-to-above living room as you enter the home for that wow factor, a bonus room overlooking the space, and glass railings throughout. Beautiful hardwood floors & ceramic tile add elegance, while 3 balconies provide serene pond views. A formal dining area completes the main level. The unfinished walkout basement with 9-foot ceilings is ready for your vision. Don't miss this exceptional custom built home, situated on a regular size lot!

Built in 2016

## Essential Information

MLS® #	E4424060
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4



Square Footage	3,080
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3911 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., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Walkout Basement, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	École Beau Meadow School
Middle	École J.E. Lapointe School
High	Beaumont Composite High Sc

## Additional Information

Date Listed	March 5th, 2025
Days on Market	31
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 April 5th, 2025 at 7:47pm MDT