

\$325,000 - 4305 44 Street, Beaumont

MLS® #E4427382

\$325,000

4 Bedroom, 2.00 Bathroom, 925 sqft
Single Family on 0.00 Acres

Glenbrae Meadows, Beaumont, AB

Savvy investors â€“ ALERT!!! This 4-lvl split is ideally located directly across the street from Ecole Beau Meadow School and is ready for a new family. Features here include a large living & dining room, great perimeter kitchen with ample cupboard & countertop space, 4 total bedrooms, 2 full bathrooms, a finished basement, & a new furnace, hot-water tank, & shingles â€“ all completed last year! The yard is fully landscaped & fenced, with a built-in firepit & desirable SOUTH-EASTERLY view. Whether youâ€™re a seasoned investor or just starting your home ownership journey, this home checks all the boxes!

Built in 1980

Essential Information

MLS® #	E4427382
Price	\$325,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	925
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split



Status Active

Community Information

Address 4305 44 Street
Area Beaumont
Subdivision Glenbrae Meadows
City Beaumont
County ALBERTA
Province AB
Postal Code T4X 1G2

Amenities

Amenities On Street Parking, Fire Pit, No Animal Home, No Smoking Home, See Remarks
Parking Front Drive Access, Parking Pad Cement/Paved

Interior

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating Forced Air-1, Natural Gas
Stories 4
Has Basement Yes
Basement Full, Finished

Exterior

Exterior Wood, Brick, Vinyl
Exterior Features Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed March 25th, 2025
Days on Market 16
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 10th, 2025 at 12:02pm MDT