

\$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

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|------------|-----------|
| 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

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

Additional Information

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|----------------|-----------------|
| Date Listed | March 5th, 2025 |
| Days on Market | 37 |
| Zoning | Zone 82 |

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Listing information last updated on April 11th, 2025 at 7:17pm MDT