

# \$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 | 53              |
| Zoning         | Zone 82         |

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Listing information last updated on April 27th, 2025 at 11:17am MDT