

# \$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	44
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 17th, 2025 at 11:47pm MDT