

## \$624,900 - 5810 49 Avenue, Beaumont

MLS® #E4436637

**\$624,900**

5 Bedroom, 3.00 Bathroom, 1,746 sqft

Single Family on 0.00 Acres

Brookside (Beaumont), Beaumont, AB

Pride of ownership shines in this well-maintained Bi-Level home offering over 3,250 sqft of total living space—room for the entire family! The functional layout features rich hardwood floors throughout the main level, with a formal living/dining area that flows nicely into the kitchen, complete with solid oak cabinetry & a spacious island. A sunken living room with vaulted ceilings is filled with natural light from numerous windows and skylights. The main level hosts 3 generously sized bedrooms, including a primary suite with a 4-pc ensuite featuring a separate tub & shower. The basement boasts 9-ft ceilings, large windows, 2 more spacious bedrooms, 3-pc bath, a large mudroom with separate garage access, another living area & potential for a sizable future office. Enjoy the irrigated 700 sqm pie-shaped lot, siding a walking path, an oversized 23x22 radiant heated garage, central A/C, newer vinyl windows throughout, fresh paint & updated plumbing! They don't make these lots like they used too!

Built in 1991

### Essential Information

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Price \$624,900

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,746
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	5810 49 Avenue
Area	Beaumont
Subdivision	Brookside (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1C2

### **Amenities**

Amenities	Air Conditioner, Deck, Vaulted Ceiling, Vinyl Windows, See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land,

	Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	9
Zoning	Zone 82

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Listing information last updated on May 24th, 2025 at 2:32pm MDT