

# **\$649,998 - 5303 40 Avenue, Beaumont**

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MLS® #E4436953

**\$649,998**

3 Bedroom, 3.50 Bathroom, 1,981 sqft

Single Family on 0.00 Acres

Brookside (Beaumont), Beaumont, AB

Welcome to this immaculate, custom-built 2-storey home in the desirable community of Brookside. Located on a quiet street and backing onto a tranquil pond and park, this home offers nearly 2,000 sq ft of functional living space with 3 bedrooms, 4 bathrooms, and numerous updates throughout. The main floor features a bright, open layout with a sunken living room and cozy wood-burning fireplace, a versatile den/office, and a modernized kitchen with new stainless steel appliances and countertops. Upstairs you'll find 3 spacious bedrooms, including a generous primary suite and 5 piece bath. Recent upgrades include newer shingles, hot water tank, a 2-year-old furnace, and the home is AC ready. The oversized double garage with a man door offers extra storage and convenience. Enjoy peaceful views of the park and pond from your backyard, with walking trails just steps away. A move-in ready home with a family-friendly layout in one of Beaumont's most scenic and established neighborhoods!

Built in 1996

## **Essential Information**

MLS® # E4436953

Price \$649,998



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,981
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5303 40 Avenue
Area	Beaumont
Subdivision	Brookside (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1L9

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Front Porch, No Animal Home, Vinyl Windows, Exterior Walls 2"x8"
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Bellevue Elementary
High	Beaumont Composite

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	4
Zoning	Zone 82

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Listing information last updated on May 20th, 2025 at 6:32pm MDT