

# \$395,000 - 4609 41 Avenue, Beaumont

MLS® #E4428044

**\$395,000**

6 Bedroom, 2.50 Bathroom, 1,301 sqft  
Single Family on 0.00 Acres

Beau Meadow, Beaumont, AB

Location, Location! Great opportunity to build equity into a great home in a great location. This 4 level split offers 6 bedrooms, 2 living rooms, fireplace, 3 bathrooms. Huge south facing backyard with a view of the beautiful field and lake behind this home is a rare find. Loads of parking with a double attached garage and long driveway. Home needs TLC.

Built in 1979

## Essential Information

MLS® #	E4428044
Price	\$395,000
Bedrooms	6
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,301
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

## Community Information

Address 4609 41 Avenue



Area	Beaumont
Subdivision	Beau Meadow
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1E9

### **Amenities**

Amenities	Deck, Vinyl Windows
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Masonry
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Lake, Fenced, Lake Access Property, Landscaped, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	7
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 4th, 2025 at 8:17pm MDT