

Courtesy Of Brett Finnie Of Initia Real Estate

\$499,999 - 4208 49 Avenue, Beaumont

MLS® #E4437887

\$499,999

5 Bedroom, 3.00 Bathroom, 1,525 sqft
Single Family on 0.00 Acres

Glenbrae Meadows, Beaumont, AB

Want big-city perks without big-city congestion? See this refreshed Beaumont bi-level: 2,821sqft of finished space, 5BED & 3baths on a south-facing lot backing park space and steps to the ravine in Glenbrae Meadows! The renovated front foyer-roomy with bench, cubby storage & coat hooksâ€”greet you in style. A HUGE updated kitchen, newer laminate, and a spa-worthy remodeled 4-pc ensuite is sure to turn heads. Boasting large, sun-lit living/dining rooms, the eat-in kitchen features a huge barn-door pantry and opens to a composite deck overlooking the fenced yard & hot-tub. Big windows also brighten the walk-out lower level with a fireplace-lit rec room, two large bedrooms and a show-piece laundry room. Included are comfort extras like central A/C, newer furnace, new roof, tankless HWT, storage galore and a 22'—24ft heated garage. You can walk to playgrounds, a K-9 school, golf & shops, and also quick access to 50st & Henday. Move-in-ready at \$499,999-bigger and better finished than recent neighbourhood sales!

Built in 1992

Essential Information

MLS® #	E4437887
Price	\$499,999



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,525
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	4208 49 Avenue
Area	Beaumont
Subdivision	Glenbrae Meadows
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1H2

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, Hot Tub, Hot Water Tankless, Walkout Basement
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated, Over Sized, Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Some Fixtures Leased, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 22nd, 2025
Days on Market	1
Zoning	Zone 82

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