

\$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

MLS® # E4436637

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	5
Zoning	Zone 82

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