

## \$449,900 - 4911 45 Street, Beaumont

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MLS® #E4429261

### \$449,900

3 Bedroom, 2.50 Bathroom, 1,660 sqft  
Single Family on 0.00 Acres

Beau Meadow, Beaumont, AB

This modern half duplex in Beaumont offers a perfect blend of style, comfort, and convenience. With 3 spacious bedrooms and 2.5 bathrooms, the home features open living areas, including a cozy living/dining space with a tile fireplace, and a large kitchen equipped with an island and stainless steel appliances – ideal for entertaining. Upstairs, the generous primary bedroom boasts a walk-in closet and a luxurious ensuite with a soaking tub and separate shower. Two additional bedrooms share a well-appointed 4-piece bathroom. The fully fenced backyard, complete with a deck, is perfect for outdoor relaxation. A single attached garage provides convenience and extra storage, while the unfinished basement offers endless potential for customization. Situated in a family-friendly cul-de-sac, close to parks, schools, and shopping, this home is ready to provide both comfort and a great opportunity for your future.



Built in 2016

### Essential Information

MLS® #	E4429261
Price	\$449,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	1,660
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	4911 45 Street
Area	Beaumont
Subdivision	Beau Meadow
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2B2

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Concrete, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 4th, 2025

Days on Market 19

Zoning Zone 82

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