

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

MLS® #E4429261

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,660 sqft

Single Family on 0.00 Acres

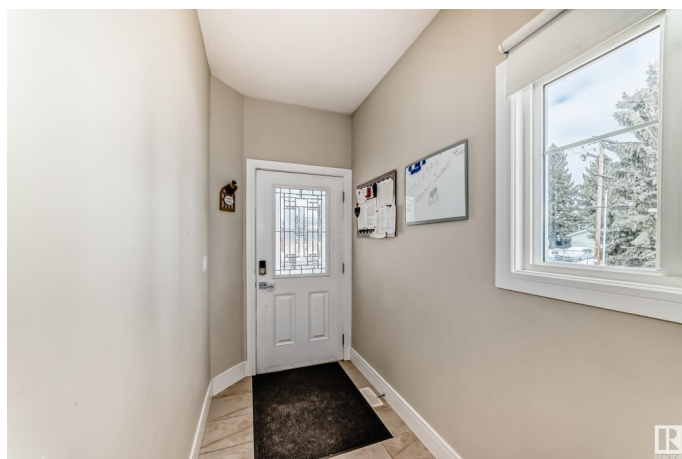
Beau Meadow, Beaumont, AB

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 | 36              |
| Zoning         | Zone 82         |

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Listing information last updated on May 10th, 2025 at 3:32pm MDT