

## \$434,900 - 3522 49 Avenue, Beaumont

MLS® #E4454684

**\$434,900**

3 Bedroom, 2.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

**\*\*Welcome to Your Dream Home in Beaumont\*\*** Nestled within the serene community of Forest Heights, this stunning 3 beds, 2.5 bath half duplex perfectly balances modern elegance and natural tranquility. With no home behind you, enjoy unparalleled privacy while being surrounded by nature. As you step inside, you're greeted by an open-concept layout that seamlessly blends space and light. The stylish kitchen boasts modern finishes and flows effortlessly into the spacious living area—ideal for entertaining friends and family. Spacious walk-thru pantry, large windows fill the rooms with sunlight and offer views of your beautifully landscaped yard. The master suite is a true retreat, featuring ample space with a personal ensuite bath and walk-in closet. Two additional generously-sized bedrooms complete the upper level. Venture down to your fabulous rec room in the bsmt—perfect as a game lounge or a good workout space. Step outside into your own private oasis meticulously landscaped and enjoy the hot tub!

Built in 2016

### Essential Information

MLS® # E4454684

Price \$434,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,475         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 3522 49 Avenue            |
| Area        | Beaumont                  |
| Subdivision | Forest Heights (Beaumont) |
| City        | Beaumont                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T4X 0Y1                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Hot Tub          |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                     |
| Stories           | 2                                                                                             |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Unfinished                                                                              |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                         |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Schools |
| Roof              | Asphalt Shingles                           |
| Construction      | Wood, Stone, Vinyl                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 26th, 2025

Days on Market                22

Zoning                              Zone 82

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