

\$499,000 - 6003 48 Avenue, Beaumont

MLS® #E4461555

\$499,000

3 Bedroom, 3.50 Bathroom, 1,705 sqft

Single Family on 0.00 Acres

Goudreau Terrace, Beaumont, AB

Welcome to this beautifully maintained home featuring a grand open-to-above entrance filled with natural light. The open-concept main floor showcases rich hardwood, stainless steel appliances including a new fridge (2024), walk-in pantry, and an island perfect for entertaining. The bright dining area flows into a spacious living room with a cozy gas fireplace. Step outside to a brand-new deck, large backyard, and oversized storage shed—ideal for outdoor living. A 2-piece bath and laundry area off the garage (great mudroom potential) complete the main floor. Upstairs offers a spacious bonus room, two well-sized bedrooms, a 4-piece bath, and a large primary suite with walk-in closet and private ensuite. The fully finished basement adds even more living space. Major updates include hot water tank and furnace (2022). Located on a quiet street in sought-after Goudreau Terrace, near Four Seasons Park and the Aquafit Centre. A perfect blend of comfort, style, and location!

Built in 2007

Essential Information

MLS® # E4461555

Price \$499,000

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,705
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6003 48 Avenue
Area	Beaumont
Subdivision	Goudreau Terrace
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0A3

Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 9th, 2025
Days on Market	21
Zoning	Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 30th, 2025 at 4:17pm MDT