

\$395,000 - 4609 41 Avenue, Beaumont

MLS® #E4428044

\$395,000

6 Bedroom, 2.50 Bathroom, 1,301 sqft
Single Family on 0.00 Acres

Beau Meadow, Beaumont, AB

Location, Location! Great opportunity to build equity into a great home in a great location. This 4 level split offers 6 bedrooms, 2 living rooms, fireplace, 3 bathrooms. Huge south facing backyard with a view of the beautiful field and lake behind this home is a rare find. Loads of parking with a double attached garage and long driveway. Home needs TLC.

Built in 1979

Essential Information

MLS® #	E4428044
Price	\$395,000
Bedrooms	6
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,301
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address 4609 41 Avenue



Area	Beaumont
Subdivision	Beau Meadow
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1E9

Amenities

Amenities	Deck, Vinyl Windows
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Masonry
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Lake, Fenced, Lake Access Property, Landscaped, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 28th, 2025
Days on Market	6
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 April 3rd, 2025 at 4:32pm MDT