

# \$409,900 - 4805 44 Ave, Beaumont

MLS® #E4455937

## \$409,900

5 Bedroom, 2.00 Bathroom, 1,008 sqft  
Single Family on 0.00 Acres

Beau Meadow, Beaumont, AB

This single-family bungalow in Beaumont has been recently renovated from top to bottom, The property features a new roof, new driveway, new windows, and a completely updated interior with new kitchen, washroom, flooring, doors, paint, and baseboards and tankless water heater. Upstairs, there's a three-bedroom layout with a living, dining area, kitchen, and a convenient separate laundry area. The basement is almost like a separate unit, with its own entrance, a second kitchen, two bedrooms, a living space, and another laundry area. Everything is brand new, including all the appliances. And to finish it off, the property has been nicely landscaped. This sounds like an amazing place to live.

Built in 1983

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4455937      |
| Price          | \$409,900     |
| Bedrooms       | 5             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,008         |
| Acres          | 0.00          |
| Year Built     | 1983          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 4805 44 Ave |
| Area        | Beaumont    |
| Subdivision | Beau Meadow |
| City        | Beaumont    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T6X 1G3     |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | No Smoking Home          |
| Parking   | Parking Pad Cement/Paved |

### Interior

|              |                                                                                                                               |
|--------------|-------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Stacked Washer/Dryer, Storage Shed, Washer, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                     |
| Stories      | 2                                                                                                                             |
| Has Suite    | Yes                                                                                                                           |
| Has Basement | Yes                                                                                                                           |
| Basement     | Full, Finished                                                                                                                |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                        |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Vinyl                                                                        |
| Foundation        | Concrete Perimeter                                                                 |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 11                  |
| 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 September 15th, 2025 at 6:47pm MDT