

## \$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
Zoning	Zone 82

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