

## \$624,900 - 5810 49 Avenue, Beaumont

MLS® #E4436637

**\$624,900**

5 Bedroom, 3.00 Bathroom, 1,746 sqft

Single Family on 0.00 Acres

Brookside (Beaumont), Beaumont, AB

Pride of ownership shines in this well-maintained Bi-Level home offering over 3,250 sqft of total living space—room for the entire family! The functional layout features rich hardwood floors throughout the main level, with a formal living/dining area that flows nicely into the kitchen, complete with solid oak cabinetry & a spacious island. A sunken living room with vaulted ceilings is filled with natural light from numerous windows and skylights. The main level hosts 3 generously sized bedrooms, including a primary suite with a 4-pc ensuite featuring a separate tub & shower. The basement boasts 9-ft ceilings, large windows, 2 more spacious bedrooms, 3-pc bath, a large mudroom with separate garage access, another living area & potential for a sizable future office. Enjoy the irrigated 700 sqm pie-shaped lot, siding a walking path, an oversized 23x22 radiant heated garage, central A/C, newer vinyl windows throughout, fresh paint & updated plumbing! They don't make these lots like they used too!

Built in 1991

### Essential Information

MLS® # E4436637

Price \$624,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,746                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 5810 49 Avenue       |
| Area        | Beaumont             |
| Subdivision | Brookside (Beaumont) |
| City        | Beaumont             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T4X 1C2              |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Vaulted Ceiling, Vinyl Windows, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Over Sized   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, |

|              |                      |
|--------------|----------------------|
|              | Schools, See Remarks |
| Roof         | Asphalt Shingles     |
| Construction | Wood, Stucco         |
| Foundation   | Concrete Perimeter   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 2              |
| Zoning         | Zone 82        |

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