

\$649,998 - 5303 40 Avenue, Beaumont

MLS® #E4436953

\$649,998

3 Bedroom, 3.50 Bathroom, 1,981 sqft

Single Family on 0.00 Acres

Brookside (Beaumont), Beaumont, AB

Welcome to this immaculate, custom-built 2-storey home in the desirable community of Brookside. Located on a quiet street and backing onto a tranquil pond and park, this home offers nearly 2,000 sq ft of functional living space with 3 bedrooms, 4 bathrooms, and numerous updates throughout. The main floor features a bright, open layout with a sunken living room and cozy wood-burning fireplace, a versatile den/office, and a modernized kitchen with new stainless steel appliances and countertops. Upstairs you'll find 3 spacious bedrooms, including a generous primary suite and 5 piece bath. Recent upgrades include newer shingles, hot water tank, a 2-year-old furnace, and the home is AC ready. The oversized double garage with a man door offers extra storage and convenience. Enjoy peaceful views of the park and pond from your backyard, with walking trails just steps away. A move-in ready home with a family-friendly layout in one of Beaumont's most scenic and established neighborhoods!

Built in 1996

Essential Information

MLS® # E4436953

Price \$649,998



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,981
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	5303 40 Avenue
Area	Beaumont
Subdivision	Brookside (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1L9

Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Front Porch, No Animal Home, Vinyl Windows, Exterior Walls 2"x8"
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Bellevue Elementary
High	Beaumont Composite

Additional Information

Date Listed	May 16th, 2025
Days on Market	1
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 May 17th, 2025 at 6:17am MDT