

# \$649,900 - 3910 49 Avenue, Beaumont

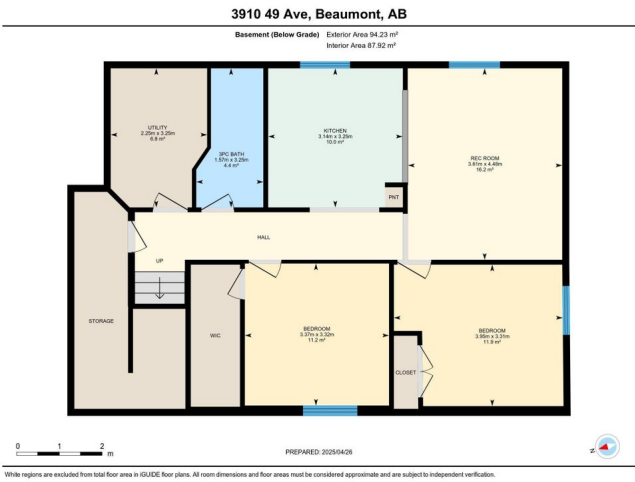
MLS® #E4433043

**\$649,900**

5 Bedroom, 3.50 Bathroom, 2,435 sqft  
Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

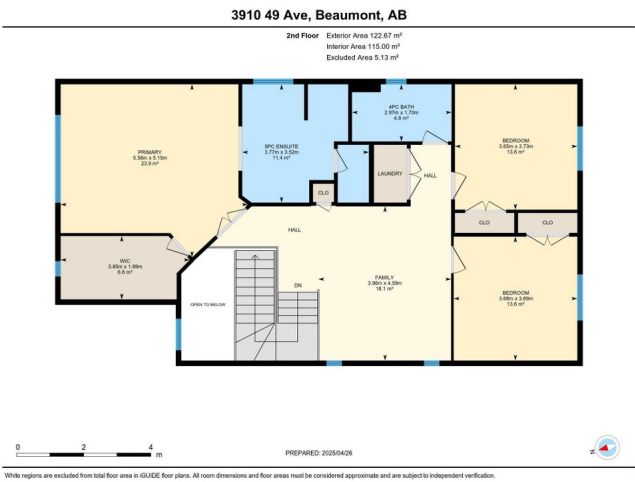
Welcome to this fully upgraded well constructed home in the Forest Heights neighborhood. Upper level with huge primary bedroom, walk-in closet, 5 pcs ensuite, jacuzzi tub and double sinks. 2 other spacious bedrooms, bonus room and laundry. Main floor office, 9 foot ceiling, kitchen with walk through pantry, quartz counter top, center island, plenty of cabinet and all stainless steel appliances. Separate entrance to the professionally finished basement with a FULL kitchen and separate laundry, gas fireplace and so much more. Pie sharp backyard with a views of the Colonial Golf Course. This is the essence of turn key ready. Exceptional value is being offered and is a must see!



Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433043  |
| Price          | \$649,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,435     |
| Acres          | 0.00      |
| Year Built     | 2014      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 3910 49 Avenue            |
| Area        | Beaumont                  |
| Subdivision | Forest Heights (Beaumont) |
| City        | Beaumont                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T4X 1Y8                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Garage Opener, Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl                                |
| Exterior Features | Cul-De-Sac, Golf Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Brick, Vinyl                                |
| Foundation        | Concrete Perimeter                                |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 117              |
| 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 August 20th, 2025 at 8:17pm MDT