

## \$599,998 - 5301 40 Avenue, Beaumont

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MLS® #E4432020

**\$599,998**

4 Bedroom, 3.00 Bathroom, 1,518 sqft

Single Family on 0.00 Acres

Brookside (Beaumont), Beaumont, AB

Discover the perfect blend of space, comfort, and style in this stunning 4 bedroom + den, 4 bathroom home, ideally located backing onto a tranquil lake in Brookside, Beaumont. This spacious 1.5 storey home features a new roof, central air conditioning, and a fully fenced yardâ€”perfect for family living and entertaining. Enjoy peaceful evenings in the private hot tub with unobstructed lake views, or retreat to the updated ensuite bath in the spacious primary suite above the garage. With a triple car garage that includes a separate entrance to the basement, this home offers excellent potential for future development or in-law accommodations. From the bright, open living areas to the thoughtful upgrades throughout, this home delivers lifestyle and location in one beautiful package. Don't miss your chance to own this lake-backed gem in the heart of Beaumont!



Built in 1999

### Essential Information

MLS® #	E4432020
Price	\$599,998
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,518

Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	5301 40 Avenue
Area	Beaumont
Subdivision	Brookside (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1N4

### Amenities

Amenities	Air Conditioner, Deck, Exercise Room, Hot Tub, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	6
Parking	Insulated, Over Sized, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Hot Tub
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**School Information**

Middle	J. E. Lapointe Junior High
High	Beaumont Composite High

**Additional Information**

Date Listed	April 22nd, 2025
Days on Market	3
Zoning	Zone 82

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Listing information last updated on April 25th, 2025 at 5:17pm MDT