

\$435,000 - 3520 49 Avenue, Beaumont

MLS® #E4463504

\$435,000

3 Bedroom, 2.50 Bathroom, 1,583 sqft

Single Family on 0.00 Acres

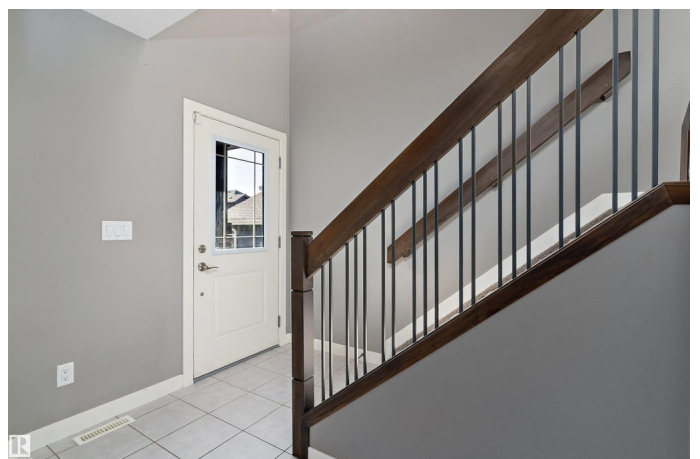
Forest Heights (Beaumont), Beaumont, AB

QUICK POSSESSION!! Welcome to this beautiful two storey half duplex located in the charming community of Forest Heights in Beaumont. This 1582 sq. ft. home has 3 bedrooms, 2.5 baths and is move in ready. The main floor has an open concept layout with center island, granite countertops, stainless appliances, a cozy fireplace and patio doors leading out to the rear deck. The 2 pce bath is located near the large mudroom by the garage entrance for easy access. The upper level has a spacious master bedroom with large walk-in closet & 4 pce ensuite, two additional good sized bedrooms, a 4 pce bath and separate laundry room. The insulated basement is ready for your own special vision. The double attached garage is insulated and drywalled.

Built in 2015

Essential Information

MLS® #	E4463504
Price	\$435,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,583
Acres	0.00



Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3520 49 Avenue
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2B5

Amenities

Amenities	Ceiling 9 ft., Deck, Vinyl Windows
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed October 24th, 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 October 25th, 2025 at 3:17pm MDT