

## \$435,000 - 3520 49 Avenue, Beaumont

MLS® #E4463504

### \$435,000

3 Bedroom, 2.50 Bathroom, 1,583 sqft

Single Family on 0.00 Acres

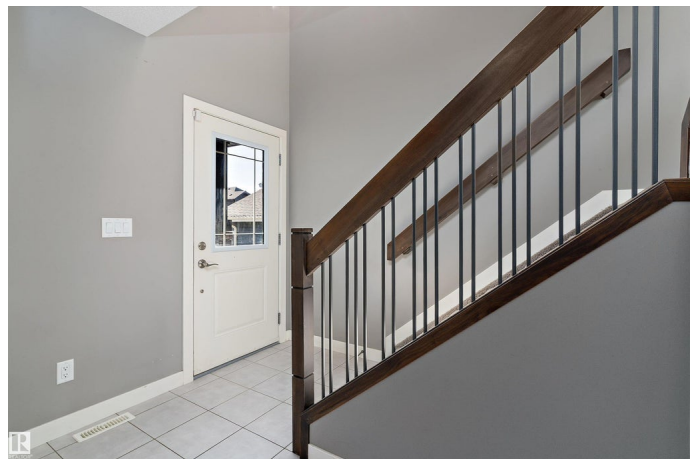
Forest Heights (Beaumont), Beaumont, AB

**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      5

Zoning                Zone 82

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Listing information last updated on October 29th, 2025 at 6:47am MDT