

## \$329,000 - 4404 47 Avenue, Beaumont

MLS® #E4431603

**\$329,000**

3 Bedroom, 1.50 Bathroom, 1,066 sqft

Single Family on 0.00 Acres

Beau Meadow, Beaumont, AB

Nestled in the desirable Beau Meadows subdivision, this 3-bedroom bungalow boasts 1066 sq. ft. of living area and backs onto green space. Features a 4 pce main bath and a 2 pce ensuite. Situated on an impressive 58 x 110 ft. lot, the property offers both privacy and potential. With brand-new shingles installed in 2024, this home is ready for its next chapter. Priced to sell and brimming with opportunity, it's a fantastic investment and an excellent equity builder.

Built in 1980

### Essential Information

MLS® #	E4431603
Price	\$329,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,066
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



## Community Information

Address	4404 47 Avenue
Area	Beaumont
Subdivision	Beau Meadow
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1H3

## Amenities

Amenities	R.V. Storage
Parking	Front Drive Access, No Garage

## Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 18th, 2025
Days on Market	2
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 April 20th, 2025 at 11:47am MDT