

\$449,900 - 4911 45 Street, Beaumont

MLS® #E4429261

\$449,900

3 Bedroom, 2.50 Bathroom, 1,660 sqft

Single Family on 0.00 Acres

Beau Meadow, Beaumont, AB

This modern half duplex in Beaumont offers a perfect blend of style, comfort, and convenience. With 3 spacious bedrooms and 2.5 bathrooms, the home features open living areas, including a cozy living/dining space with a tile fireplace, and a large kitchen equipped with an island and stainless steel appliances – ideal for entertaining. Upstairs, the generous primary bedroom boasts a walk-in closet and a luxurious ensuite with a soaking tub and separate shower. Two additional bedrooms share a well-appointed 4-piece bathroom. The fully fenced backyard, complete with a deck, is perfect for outdoor relaxation. A single attached garage provides convenience and extra storage, while the unfinished basement offers endless potential for customization. Situated in a family-friendly cul-de-sac, close to parks, schools, and shopping, this home is ready to provide both comfort and a great opportunity for your future.

Built in 2016

Essential Information

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|------------|-----------|
| MLS® # | E4429261 |
| Price | \$449,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |



| | |
|----------------|---------------|
| Half Baths | 1 |
| Square Footage | 1,660 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 4911 45 Street |
| Area | Beaumont |
| Subdivision | Beau Meadow |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 2B2 |

Amenities

| | |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Wall Mount |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Concrete, Vinyl |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Concrete, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 73 |
| Zoning | Zone 82 |

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Listing information last updated on June 15th, 2025 at 9:47pm MDT