

\$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	4
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 22nd, 2025 at 1:32pm MDT