

Courtesy Of Vanessa N Landry Of Initia Real Estate

## \$439,900 - 3522 49 Avenue, Beaumont

MLS® #E4454684

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

**\*\*Welcome to Your Dream Home in Beaumont\*\*** Nestled within the serene community of Forest Heights, this stunning 3 beds, 2.5 bath half duplex perfectly balances modern elegance and natural tranquility. With no home behind you, enjoy unparalleled privacy while being surrounded by nature. As you step inside, you're greeted by an open-concept layout that seamlessly blends space and light. The stylish kitchen boasts modern finishes and flows effortlessly into the spacious living area—ideal for entertaining friends and family. Spacious walk-thru pantry, large windows fill the rooms with sunlight and offer views of your beautifully landscaped yard. The master suite is a true retreat, featuring ample space with a personal ensuite bath and walk-in closet. Two additional generously-sized bedrooms complete the upper level. Venture down to your fabulous rec room in the bsmt—perfect as a game lounge or a good workout space. Step outside into your own private oasis meticulously landscaped and enjoy the hot tub!

Built in 2016

### Essential Information

MLS® # E4454684

Price \$439,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,475
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	3522 49 Avenue
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0Y1

### Amenities

Amenities	Deck, Hot Tub
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 26th, 2025

Zoning                              Zone 82

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Listing information last updated on August 26th, 2025 at 11:48am MDT