

\$399,900 - 4808 52 Avenue, Beaumont

MLS® #E4432529

\$399,900

4 Bedroom, 2.00 Bathroom, 1,169 sqft

Single Family on 0.00 Acres

Centre-Ville, Beaumont, AB

Unbeatable Value! This fully finished sunny bi-level on a family-friendly street is conveniently located in the heart of Beaumont on a large landscaped lot! Offering great upgrades and secondary suite potential with a separate entrance to the basement and large windows. Updates include laminate flooring, 2 beautifully renovated bathrooms, newer roof, and many newer windows. On the main-floor, 2 bedrooms, large living room and dining area, bright kitchen, and a full bathroom. The Basement offers 2 bedrooms, a bathroom, large rec room and a good sized area that could be converted to a second kitchen. Very over-sized single car garage with 220 volt power and an extra long driveway perfect for parking all the toys!

Built in 1974

Essential Information

MLS® #	E4432529
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,169
Acres	0.00
Year Built	1974



Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	4808 52 Avenue
Area	Beaumont
Subdivision	Centre-Ville
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1H6

Amenities

Amenities	Deck, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	220 Volt Wiring, Over Sized, Parking Pad Cement/Paved, Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

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

Additional Information

Date Listed	April 24th, 2025
Days on Market	9
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 May 2nd, 2025 at 10:32pm MDT