

# \$435,000 - 3520 49 Avenue, Beaumont

MLS® #E4463504

**\$435,000**

3 Bedroom, 2.50 Bathroom, 1,583 sqft  
Single Family on 0.00 Acres

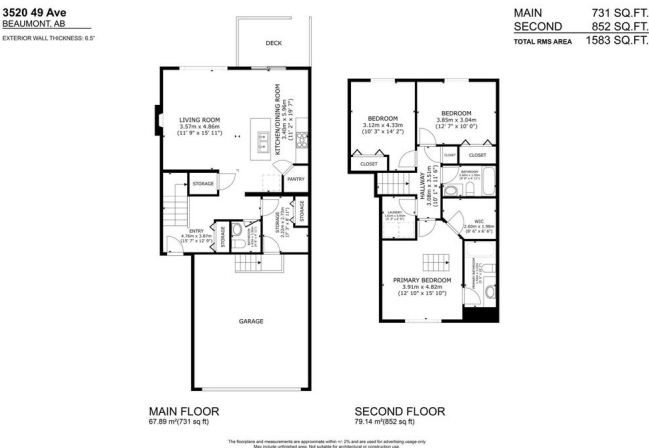
Forest Heights (Beaumont), Beaumont, AB

QUICK POSSESSION!! Welcome to this beautiful two storey half duplex located in the charming community of Forest Heights in Beaumont. This 1582 sq. ft. home has 3 bedrooms, 2.5 baths and is move in ready. The main floor has an open concept layout with center island, granite countertops, stainless appliances, a cozy fireplace and patio doors leading out to the rear deck. The 2 pce bath is located near the large mudroom by the garage entrance for easy access. The upper level has a spacious master bedroom with large walk-in closet & 4 pce ensuite, two additional good sized bedrooms, a 4 pce bath and separate laundry room. The insulated basement is ready for your own special vision. The double attached garage is insulated and drywalled.

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463504  |
| Price          | \$435,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,583     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2015          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 3520 49 Avenue            |
| Area        | Beaumont                  |
| Subdivision | Forest Heights (Beaumont) |
| City        | Beaumont                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T4X 2B5                   |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Vinyl Windows |
| Parking   | Double Garage Attached             |

### Interior

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

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                             |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                                             |
| Foundation        | Concrete Perimeter                                                                                             |

### Additional Information

Date Listed            October 24th, 2025

Days on Market      13

Zoning                Zone 82

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Listing information last updated on November 6th, 2025 at 6:32am MST