

\$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 |

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Listing information last updated on May 3rd, 2025 at 8:32pm MDT