

## \$279,900 - 4805 44 Avenue, Beaumont

MLS® #E4433455

**\$279,900**

4 Bedroom, 1.50 Bathroom, 989 sqft

Single Family on 0.00 Acres

Beau Meadow, Beaumont, AB

4 bed, 2 bath home in Beaumont. Almost 1000 sq ft with 3 bedrooms on the main floor and 1 in the basement. Basement is fully finished. South backing yard. Home requires TLC. Being sold "as is, where is". Schedule A must accompany all offers.

Built in 1983

### Essential Information

MLS® #	E4433455
Price	\$279,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	989
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4805 44 Avenue
Area	Beaumont
Subdivision	Beau Meadow



City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1G3

### **Amenities**

Amenities	See Remarks
Parking	Front Drive Access, No Garage, Parking Pad Cement/Paved

### **Interior**

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	3
Zoning	Zone 82
Foreclosure	Yes

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 3rd, 2025 at 7:17am MDT