

Courtesy Of Edward Grover Of Liv Real Estate

## **\$490,000 - 4808 43 Street, Beaumont**

---

MLS® #E4426798

**\$490,000**

4 Bedroom, 2.50 Bathroom, 1,144 sqft

Single Family on 0.00 Acres

Glenbrae Meadows, Beaumont, AB

Welcome to this spacious and inviting 4-level split, offering 1,143 sq/ft of well-designed living space in a mature and sought-after neighborhood. With 4 bedrooms, 2 full bathrooms, and 1 half bathroom, this home is perfect for families, first-time buyers, or anyone looking for a blend of comfort and convenience. Step inside and be greeted by soaring vaulted ceilings that enhance the open and airy feel of the main living areas, along with a large kitchen space perfect for family meals and entertaining. Recent upgrades, including a newer roof and hot water heater. A standout feature of this 4-level split is the direct access from the garage into the home, offering added convenience for busy households. Situated on a generous 603 sq/m lot, this property provides plenty of space for outdoor activities, gardening, or future enhancements. Conveniently located close to schools, shopping centers, and essential amenities.



Built in 1992

### **Essential Information**

MLS® #	E4426798
Price	\$490,000
Bedrooms	4
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,144
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	4808 43 Street
Area	Beaumont
Subdivision	Glenbrae Meadows
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1H2

### **Amenities**

Amenities	On Street Parking, Crawl Space, Exterior Walls- 2"x6", Hot Water Natural Gas, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	École Beau Meadow School
Middle	École J.E. Lapointe School
High	École Secondaire Composite

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	27
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 April 17th, 2025 at 4:17pm MDT