

## \$774,900 - 4406 58 Street, Beaumont

MLS® #E4431211

**\$774,900**

4 Bedroom, 3.50 Bathroom, 2,102 sqft

Single Family on 0.00 Acres

Brookside (Beaumont), Beaumont, AB

UNICORN ALERT! Offering 3075sqft of living space, this stunning walk-out 2 story has been professionally renovated with upgrades too numerous to list! It feels and smells like a new home on a "they don't make them like they used to" landscaped lot complete with 3 mature apple trees, backing a greenspace and pond! Brand new kitchen, appliances, all new luxury flooring including vinyl plank and high-end carpet with upgraded underlay (you'll feel the difference) new paint, 4 renovated bathrooms, designer lighting, hardware, in-floor heat system, upgrades to the heated, extremely oversized 31ft by 27ft garage that rivals most triples and has a floor drain, hot/cold taps, room for 2 large vehicles, +car lifts and work area. The roof, several windows, 2 hot water tanks and in-floor heat pump have been replaced. 4 bedrooms, huge flex space, loft/bonus area, mudroom, upstairs laundry, gorgeous finishes! This home has to be experienced to be truly appreciated! Exceptional Property!

Built in 2005

### Essential Information

MLS® # E4431211

Price \$774,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,102
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4406 58 Street
Area	Beaumont
Subdivision	Brookside (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1R7

### Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Exterior Walls- 2"x6", Front Porch, No Animal Home, No Smoking Home, Parking-Extra, Patio, Smart/Program. Thermostat, Vinyl Windows, Walkout Basement, Wall Unit-Built-In, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby, Stream/Pond

Roof                          Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                April 16th, 2025

Days on Market        16

Zoning                      Zone 82

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