

## \$479,900 - 4206 44 Street, Beaumont

MLS® #E4443033

**\$479,900**

4 Bedroom, 3.00 Bathroom, 1,606 sqft

Single Family on 0.00 Acres

Glenbrae Meadows, Beaumont, AB

This 1600 sq ft, air-conditioned, 4 bedroom (2+2) bi-level is nestled in a quiet, mature neighbourhood & features a bright, spacious floor plan, finished basement, double attached garage & a gorgeous backyard accented with a tiered deck. Main level features a flex room, chef's kitchen with gas stove, pantry, breakfast counter & ample work space. There's also an eating nook, large great room with gas fireplace, family bathroom & 2nd bedroom. The above-garage primary bedroom is huge & has barn-door access to an ensuite that has a corner jetted tub, stand-alone shower & walk-in closet. Basement has a rec room with (2nd) gas fireplace, 2 bedrooms & full bathroom. Garage is finished & heated. Fridge water feature had a leak a few years ago & home & insurance company oversaw proper mitigation steps done professionally by restoration company (water removal, drying, dehumidification cleaning & sanitation), however Seller chose to accept cash buyout for restoration & never got around to rebuilding. Great Value!

Built in 2000

### Essential Information

MLS® # E4443033

Price \$479,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,606
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4206 44 Street
Area	Beaumont
Subdivision	Glenbrae Meadows
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1M6

### Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Picnic Area,

Playground Nearby, Public Swimming Pool, Public Transportation,  
Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	1
Zoning	Zone 82

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