

\$449,900 - 4911 45 Street, Beaumont

MLS® #E4429261

\$449,900

3 Bedroom, 2.50 Bathroom, 1,660 sqft
Single Family on 0.00 Acres

Beau Meadow, Beaumont, AB

This modern half duplex in Beaumont offers a perfect blend of style, comfort, and convenience. With 3 spacious bedrooms and 2.5 bathrooms, the home features open living areas, including a cozy living/dining space with a tile fireplace, and a large kitchen equipped with an island and stainless steel appliances – ideal for entertaining. Upstairs, the generous primary bedroom boasts a walk-in closet and a luxurious ensuite with a soaking tub and separate shower. Two additional bedrooms share a well-appointed 4-piece bathroom. The fully fenced backyard, complete with a deck, is perfect for outdoor relaxation. A single attached garage provides convenience and extra storage, while the unfinished basement offers endless potential for customization. Situated in a family-friendly cul-de-sac, close to parks, schools, and shopping, this home is ready to provide both comfort and a great opportunity for your future.

Built in 2016

Essential Information

MLS® #	E4429261
Price	\$449,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,660
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	4911 45 Street
Area	Beaumont
Subdivision	Beau Meadow
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2B2

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Concrete, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 4th, 2025
Days on Market	71
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 June 14th, 2025 at 2:02am MDT