

## \$399,900 - 4808 52 Avenue, Beaumont

MLS® #E4432529

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,169 sqft

Single Family on 0.00 Acres

Centre-Ville, Beaumont, AB

Unbeatable Value! This fully finished sunny bi-level on a family-friendly street is conveniently located in the heart of Beaumont on a large landscaped lot! Offering great upgrades and secondary suite potential with a separate entrance to the basement and large windows. Updates include laminate flooring, 2 beautifully renovated bathrooms, newer roof, and many newer windows. On the main-floor, 2 bedrooms, large living room and dining area, bright kitchen, and a full bathroom. The Basement offers 2 bedrooms, a bathroom, large rec room and a good sized area that could be converted to a second kitchen. Very over-sized single car garage with 220 volt power and an extra long driveway perfect for parking all the toys!

Built in 1974

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432529  |
| Price          | \$399,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,169     |
| Acres          | 0.00      |
| Year Built     | 1974      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4808 52 Avenue |
| Area        | Beaumont       |
| Subdivision | Centre-Ville   |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 1H6        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Deck, No Smoking Home, Vinyl Windows  |
| Parking Spaces | 4   |
| Parking        | 220 Volt Wiring, Over Sized, Parking Pad Cement/Paved, Single Garage Detached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | Fenced, Schools    |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 82          |

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Listing information last updated on May 3rd, 2025 at 10:47am MDT