

\$840,000 - 3909 49 Avenue, Beaumont

MLS® #E4456979

\$840,000

6 Bedroom, 5.50 Bathroom, 2,979 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Discover this beautiful north facing, 2-storey in Forest Heights, Beaumont with a fully finished WALK-OUT basement! Step inside to a soaring open-to-above living room, formal dining, family room and a bright open kitchen with walk-thru pantry (roughed-in for a spice kitchen). Enjoy views of the walking trail and beautiful pond from two large balconies on the back of the home! The main floor offers a versatile den/bedroom with full bath. Upstairs features 4 bedrooms, 3 full baths, and a large bonus room. The walk-out basement offers an in-law suite with 2 bedrooms, full bath, 2nd kitchen, plus an additional owner's suite with half bath. Designed for comfort with 2 furnaces & Central AC! Backing onto a walking trail and just steps from a serene pond, this home combines spacious living with natural beauty—perfect for large families or multi-generational living. (Offers over 4,200 sq.ft of total living space!)

Built in 2016

Essential Information

MLS® #	E4456979
Price	\$840,000
Bedrooms	6
Bathrooms	5.50
Full Baths	5



Half Baths	1
Square Footage	2,979
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3909 49 Avenue
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1Y7

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Dugout Basement, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Walkout Basement
Parking	Double Garage Attached, Front Drive Access
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Countertop Electric, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Landscaped, Schools,

	Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 9th, 2025
Days on Market	56
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 November 4th, 2025 at 9:48am MST