

Courtesy Of Edward Grover Of Liv Real Estate

## \$490,000 - 4808 43 Street, Beaumont

MLS® #E4426798

**\$490,000**

4 Bedroom, 2.50 Bathroom, 1,144 sqft  
Single Family on 0.00 Acres

Glenbrae Meadows, Beaumont, AB

Welcome to this spacious and inviting 4-level split, offering 1,143 sq/ft of well-designed living space in a mature and sought-after neighborhood. With 4 bedrooms, 2 full bathrooms, and 1 half bathroom, this home is perfect for families, first-time buyers, or anyone looking for a blend of comfort and convenience. Step inside and be greeted by soaring vaulted ceilings that enhance the open and airy feel of the main living areas, along with a large kitchen space perfect for family meals and entertaining. Recent upgrades, including a newer roof and hot water heater. A standout feature of this 4-level split is the direct access from the garage into the home, offering added convenience for busy households. Situated on a generous 603 sq/m lot, this property provides plenty of space for outdoor activities, gardening, or future enhancements. Conveniently located close to schools, shopping centers, and essential amenities.

Built in 1992

### Essential Information

MLS® #	E4426798
Price	\$490,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,144
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	4808 43 Street
Area	Beaumont
Subdivision	Glenbrae Meadows
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1H2

### **Amenities**

Amenities	On Street Parking, Crawl Space, Exterior Walls- 2"x6", Hot Water Natural Gas, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	École Beau Meadow School
Middle	École J.E. Lapointe School
High	École Secondaire Composite

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	17
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 April 7th, 2025 at 4:32pm MDT