

Courtesy Of Angela H Mills Of Exp Realty

\$559,900 - 4215 46 Avenue, Beaumont

MLS® #E4430552

\$559,900

4 Bedroom, 3.50 Bathroom, 1,802 sqft
Single Family on 0.00 Acres

Glenbrae Meadows, Beaumont, AB

Welcome to this beautifully maintained and updated 4 bedroom, 4 bathroom home nestled in the desirable community of Glenbrae Meadows. Step inside to a bright and cozy main floor featuring soaring vaulted ceilings and TWO spacious LIVING ROOM AREAS, one complete with a cozy fireplace for those cooler evenings, and a 2pc bthrm. The large formal dining room is perfect for hosting, while the fully updated eat-in kitchen boasts an OVERSIZED ISLAND with ample prep space and seating PLUS A LARGE WALK IN PANTRY. Upstairs, you'll find a generous primary suite complete with a 5pc ensuite, plus two LARGE additional bedrooms and a well-appointed 4pc main bathroom. The FULLY FINISHED BASEMENT offers even more living space ideal for a home theatre, gym, or recreation room. Outside, enjoy the expansive SOUTH FACING backyard featuring mature trees and tons of room to relax, garden, or play. With a DOUBLE ATTACHED HEATED garage and an extra wide driveway, there's plenty of space for vehicles, storage, or a workshop setup.



Built in 1990

Essential Information

MLS® #	E4430552
Price	\$559,900

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,802
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4215 46 Avenue
Area	Beaumont
Subdivision	Glenbrae Meadows
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1H1

Amenities

Amenities	Deck, Fire Pit, Parking-Extra, Vaulted Ceiling, Vinyl Windows, See Remarks
Parking	Double Garage Attached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Electric, Washer, Refrigerators-Two, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Schools, Vegetable Garden, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 11th, 2025
Days on Market	8
Zoning	Zone 82

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