

## \$624,900 - 5801 48 Avenue, Beaumont

MLS® #E4433707

**\$624,900**

5 Bedroom, 4.50 Bathroom, 2,444 sqft  
Single Family on 0.00 Acres

Brookside (Beaumont), Beaumont, AB

Traditional family home, crescent location right next to Rivard playground and walking trails, truly an awesome spot. You will enjoy the short walk to High school, Ecole Bellevue, Rec center and to the Downtown core. RV Parking!

4 Bedrooms Upstairs + 1 on the Main floor. 4 full bathrooms +1half bath. Wide open spaces, 2 large picture windows overlooking the Front & back yards. Wood burning fireplace in the Great Room & gas fireplace in the Basement family room. Kitchen the heart of the home overlooking the back yard is loaded w/cabinets to the ceiling, quartz countertops. Hardwood flooring throughout the main floor up the staircase & cork flooring in the 4 spacious bedrooms up. Spacious Living room and Dining room. Oversized finished garage has its own electrical panel & gas hookup complete with mandoor. Yard has large garden area with Raspberry bushes, rhubarb and loaded with perennials, room for your tomato plants here.

Built in 1993

### Essential Information

MLS® #	E4433707
Price	\$624,900
Bedrooms	5
Bathrooms	4.50
Full Baths	4



Half Baths	1
Square Footage	2,444
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5801 48 Avenue
Area	Beaumont
Subdivision	Brookside (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1C1

### Amenities

Amenities	Deck, Vinyl Windows
Parking Spaces	6
Parking	Double Garage Attached, Insulated, Over Sized, Parking Pad Cement/Paved, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	13
Zoning	Zone 82

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