

Courtesy Of Angela H Mills Of Exp Realty

## **\$559,900 - 4215 46 Avenue, Beaumont**

MLS® #E4430552

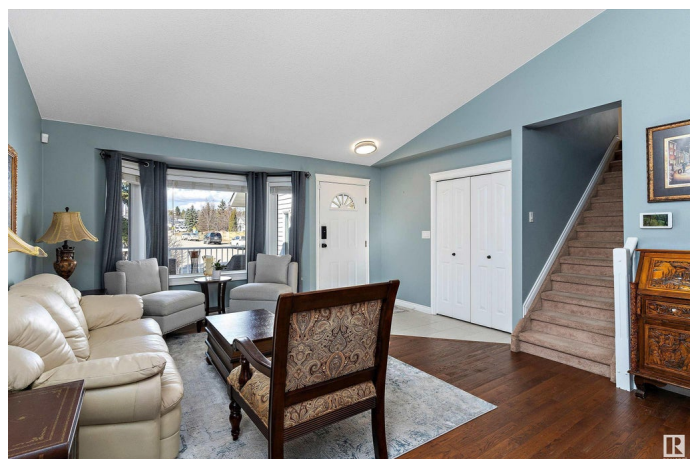
**\$559,900**

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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Listing information last updated on April 19th, 2025 at 5:02pm MDT