

# \$435,000 - 3520 49 Avenue, Beaumont

MLS® #E4463504

**\$435,000**

3 Bedroom, 2.50 Bathroom, 1,583 sqft  
Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

**QUICK POSSESSION!!** Welcome to this beautiful two storey half duplex located in the charming community of Forest Heights in Beaumont. This 1582 sq. ft. home has 3 bedrooms, 2.5 baths and is move in ready. The main floor has an open concept layout with center island, granite countertops, stainless appliances, a cozy fireplace and patio doors leading out to the rear deck. The 2 pce bath is located near the large mudroom by the garage entrance for easy access. The upper level has a spacious master bedroom with large walk-in closet & 4 pce ensuite, two additional good sized bedrooms, a 4 pce bath and separate laundry room. The insulated basement is ready for your own special vision. The double attached garage is insulated and drywalled.

Built in 2015

## Essential Information

MLS® #	E4463504
Price	\$435,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,583
Acres	0.00



3520 49 Ave  
BEAUMONT, AB  
EXTERIOR WALL THICKNESS: 6" F

MAIN 731 SQ. FT.  
SECOND 852 SQ. FT.  
TOTAL RMS AREA 1583 SQ. FT.



MAIN FLOOR  
67.88 sqm (731 sq ft)

SECOND FLOOR  
78.14 sqm (852 sq ft)

The footprint and measurements are approximate and do not include the area used for construction. © 2015 RE/MAX. All rights reserved. This is not a contract. See the actual floor plan for details.

Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	3520 49 Avenue
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2B5

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            October 24th, 2025

Days on Market      28

Zoning                Zone 82

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Listing information last updated on November 21st, 2025 at 1:02am MST