

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	9
Zoning	Zone 82

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