

## \$1,000,000 - 4101 49 Avenue, Beaumont

MLS® #E4450401

**\$1,000,000**

5 Bedroom, 3.50 Bathroom, 1,733 sqft

Single Family on 0.00 Acres

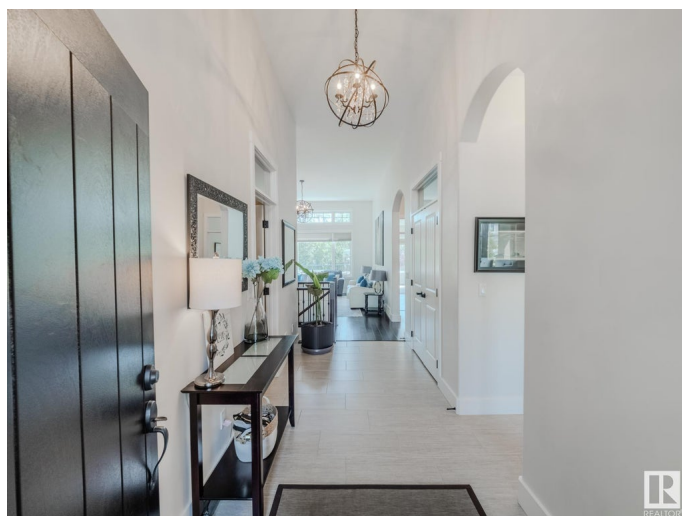
Forest Heights (Beaumont), Beaumont, AB

Tucked against a quiet forest with a sun-drenched, professionally landscaped backyard, this immaculate Royer Homes walkout bungalow blends luxury, comfort, and low-maintenance living. A welcoming front veranda leads to a bright main floor with soaring 10'™-12'™ ceilings, a cozy two-way fireplace, elegant window coverings, two bedrooms, main floor laundry, and a spa-inspired ensuite with freestanding tub, double vanity, and custom tiled shower. The fully finished walkout basement is perfect for entertaining, with two more bedrooms (one with ensuite), a large exercise room, wet bar with fridge, sink, and dishwasher, a theatre room with 5.1 surround sound, and warm in-floor heating. Outside, enjoy a private patio with hot tub, firepit area, and peaceful forest views. Extras include A/C, water softener, oversized heated garage with shop space, acrylic stucco, and low-maintenance decking—ideal for easy living at home or away.

Built in 2014

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4450401    |
| Price    | \$1,000,000 |
| Bedrooms | 5           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,733                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4101 49 Avenue            |
| Area        | Beaumont                  |
| Subdivision | Forest Heights (Beaumont) |
| City        | Beaumont                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T4X 1Y7                   |

### Amenities

|           |                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Deck, Exercise Room, Hot Tub, No Smoking Home, Patio, Walkout Basement, Wet Bar, Workshop |
| Parking   | Double Garage Attached, Heated, Insulated, Over Sized, Shop                                                                |

### Interior

|                   |                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Vacuum Systems, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two, Garage Heater, Hot Tub |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                      |
| Fireplaces        | Stone Facing                                                                                                                                                                                                             |
| Stories           | 2                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                                                           |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                    |
| Exterior Features | Backs Onto Park/Trees, Environmental Reserve, Fenced, Hillside, Private Setting |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Stucco                                                                    |
| Foundation        | Concrete Perimeter                                                              |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Ecole Beau Meadow School   |
| Middle     | Ecole J.E. Lapointe School |
| High       | Beaumont Composite High    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 82         |

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Listing information last updated on August 1st, 2025 at 5:32pm MDT