

## \$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 3:02pm MDT