

\$514,900 - 6013 49 Avenue, Beaumont

MLS® #E4442945

\$514,900

3 Bedroom, 2.50 Bathroom, 1,899 sqft
Single Family on 0.00 Acres

Goudreau Terrace, Beaumont, AB

Immaculately maintained and located on a quiet cul-de-sac in Goudreau Terrace, this two-storey home offers 1,900 sq.ft. of above-ground space with excellent curb appeal and a beautifully landscaped yard. The main floor features a bright open layout with a spacious kitchen, corner pantry, ample cabinetry, and a large island. A cozy gas fireplace anchors the living area, creating a warm and inviting space. Upstairs, youâ€™™ll find a massive vaulted bonus room, a generously sized primary bedroom with full ensuite, two additional bedrooms, and the convenience of upper-floor laundry. The basement is unfinished with two large windows and a bathroom rough-in, offering great potential for future development. Outside, enjoy a large deck and a meticulously kept yardâ€™™private, peaceful, and perfect for relaxing or entertaining.

Built in 2006

Essential Information

| | |
|------------|-----------|
| MLS® # | E4442945 |
| Price | \$514,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|------------------------|
| Square Footage | 1,899 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 6013 49 Avenue |
| Area | Beaumont |
| Subdivision | Goudreau Terrace |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 1V3 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Air Conditioner, Deck |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Fenced, Flat Site, Landscaped, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 18th, 2025
Days on Market 7
Zoning Zone 82

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