

\$399,900 - 4806 42 Avenue, Beaumont

MLS® #E4465420

\$399,900

5 Bedroom, 3.00 Bathroom, 1,358 sqft

Single Family on 0.00 Acres

Beau Meadow, Beaumont, AB

A Rare Find! A family bungalow that offers 5 Bedrooms, 3 Bathrooms, An oversized Double Car Garage, a spacious yard, a massive driveway that offers loads of parking! Welcome home to 4806 42 Ave that is located on a cul-de-sac perfect for kids to run and play. There is plenty of space for the growing family. There is a spacious dining area, living room on the main floor and a massive rec room in the basement. The location is great as you are near schools, shopping & restaurants. The primary bedroom is spacious with a walk in closet and ensuite. The main floor offers 3 bedrooms in total and the basement has 2 additional bedrooms. The main floor offers a vaulted ceiling over the kitchen, dining and living room; creating a bright and inviting atmosphere. Off the kitchen is a patio perfect to BBQ and hosting company. The driveway is newer and in great shape. There is a high efficiency furnace, on demand hot water & central AC. This is a must see!

Built in 1979

Essential Information

MLS® #	E4465420
Price	\$399,900
Lease Rate	\$17
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,358
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4806 42 Avenue
Area	Beaumont
Subdivision	Beau Meadow
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1E9

Amenities

Amenities	Ceiling 10 ft., Closet Organizers, Deck, No Smoking Home, Parking-Extra, Vaulted Ceiling
Parking Spaces	5
Parking	Double Garage Detached, Front Drive Access

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Landscaped, No Back Lane, Schools, Shopping Nearby, Partially Fenced
Lot Description	56'8" x 110"

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	École Beau Meadow School
------------	--------------------------

Additional Information

Date Listed	November 11th, 2025
Days on Market	5
Zoning	Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 16th, 2025 at 7:17am MST