

\$399,000 - 4317 44 Street, Beaumont

MLS® #E4465222

\$399,000

3 Bedroom, 1.50 Bathroom, 915 sqft

Single Family on 0.00 Acres

Glenbrae Meadows, Beaumont, AB

This is the PERFECT START or REVENUE PROPERTY that has been UPDATED & UPGRADED throughout & is perfectly located across from the SCHOOL, PARKS & PLAYGROUND on a generous PIE SHAPED LOT! Just move in and enjoy this IMMACULATE HOME featuring a spacious living room, oversized windows, a modern eat-in kitchen that offers PATIO DOORS to the LARGE MAINTENANCE FREE DECK & YARD with GARDEN SPACE. Two OVERSIZED bedrooms and a 4 piece bathroom complete the main floor. The central staircase takes you down to a brightly lit FAMILY/GAMES ROOM with LARGE WINDOWS, newer carpet & feature wall with a WOODBURNING FIREPLACE. A handy 2 piece bath, 3 rd. bedroom or den plus the laundry has its own sunlit space in the furnace /storage room. WOW! Upgrades in the past few years include, large concrete parking pad, 30 YR. shingles, LVP FLOORING, baseboards, doors, plumbing, PVC windows, CUSTOM WINDOW COVERINGS, bathrooms, STAINLESS APPLIANCES, FURNACE, HOT WATER TANK & CENTRAL AIR plus a SHED with an OVERHEAD DOOR! IT'S PERFECT!

Built in 1980

Essential Information



MLS® #	E4465222
Price	\$399,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	915
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	4317 44 Street
Area	Beaumont
Subdivision	Glenbrae Meadows
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1G8

Amenities

Amenities	Off Street Parking, Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Fire Pit, Hot Wtr Tank-Energy Star, Vinyl Windows
Parking Spaces	2
Parking	Front Drive Access

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	BEAU MEADOWS
Middle	J E LAPOINTE
High	BEAUMONT COMPOSITE HIGH

Additional Information

Date Listed	November 7th, 2025
Days on Market	2
Zoning	Zone 82

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