\$399,000 - 4317 44 Street, Beaumont

MLS® #E4465222

\$399,000

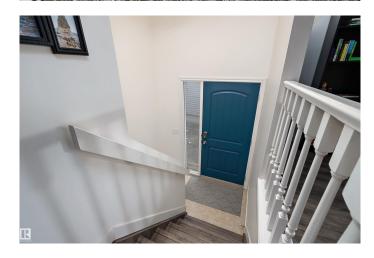
3 Bedroom, 1.50 Bathroom, 915 sqft Single Family on 0.00 Acres

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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Listing information last updated on November 8th, 2025 at 10:17pm MST