

## \$474,900 - 4606 50a Avenue, Beaumont

MLS® #E4451952

**\$474,900**

4 Bedroom, 2.00 Bathroom, 947 sqft

Single Family on 0.00 Acres

St. Vital, Beaumont, AB

Beautifully updated 4-bed, 2-bath 4-level split in central Beaumont! This home features triple-pane windows (2022), new roof (2023), updated wiring, and a MASSIVE 72X23 attached garage. Enjoy renovated bathrooms, Armstrong laminate, tile, and cork flooring in bedrooms. The kitchen offers blonde oak cabinets, pot lights, a large movable eat-up island. Step out onto a STUNNING rooftop patio with Porcelain tile and privacy walls—perfect for relaxing or entertaining. The newer concrete driveway offers tons of parking. beautifully Landscaped front and back yards add to the home's charm. Upper level has 3 bedrooms and 3 pc bath; lower level features a spacious family/bonus room and 4th bedroom and 3 pc bath. Lower level is great for storage and extra space to grow. Close to schools, parks, recreation centre, and shopping, with quick access to 50 St, Hwy 625, and Anthony Henday. Move-in ready with thoughtful updates throughout! All this home needs is YOU!

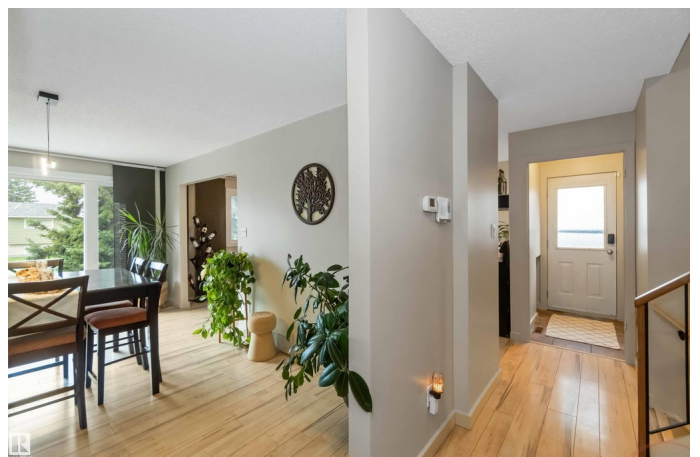
Built in 1974

### Essential Information

MLS® # E4451952

Price \$474,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 947                    |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4606 50a Avenue |
| Area        | Beaumont        |
| Subdivision | St. Vital       |
| City        | Beaumont        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T4X 1J2         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Double Garage Attached |

### Interior

|              |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                   |
| Stories      | 3                                                                                                                           |
| Has Basement | Yes                                                                                                                         |
| Basement     | Full, Finished                                                                                                              |

### Exterior

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

### Additional Information

Date Listed August 8th, 2025

Days on Market 12

Zoning Zone 82

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Listing information last updated on August 20th, 2025 at 8:17am MDT