

## \$499,500 - 4302 43 Avenue, Beaumont

MLS® #E4451072

**\$499,500**

4 Bedroom, 3.50 Bathroom, 2,110 sqft

Single Family on 0.00 Acres

Glenbrae Meadows, Beaumont, AB

Welcome to this spacious & inviting Home2Love â€” perfect for families, entertaining & making memories. Situated on a large lot with RV parking, this home offers incredible outdoor space including a sunken patio, two decks, firepit area & a yard tailor-made for summer BBQs. The welcoming front entrance is open to above. Youâ€™ll love to cook & entertain in the expansive kitchen with huge granite wraparound counter & elegant dining area. Double glass doors lead to your home office w/ access to a private deck. Enjoy great conversations or a book in the living room next to the fireplace or head to the family room to watch TV. Upper level has fresh plush carpet everywhere King-sized primary features vaulted ceilings, romantic fireplace, ensuite & walk-in closet. Three generous bedrooms, full bath & storage complete the upper level. Lower level is finished with rec room, small kitchenette or wet bar & full bathroom. Additional perks include double garage, trailer parking, newer shingles & tankless hot water system.

Built in 1999

### Essential Information

MLS® # E4451072

Price \$499,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,110                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4302 43 Avenue   |
| Area        | Beaumont         |
| Subdivision | Glenbrae Meadows |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 1M5          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Fireplace         | Yes                                                                                                                 |
| Fireplaces        | Mantel                                                                                                              |
| Stories           | 3                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Park/Reserve, |

Playground Nearby, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 23               |
| Zoning         | Zone 82          |

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Listing information last updated on August 24th, 2025 at 4:02pm MDT