

## \$545,900 - 4302 43 Avenue, Beaumont

MLS® #E4440161

**\$545,900**

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 â€” perfect for quiet coffee breaks. Enjoy great conversations or a book in the living room next to the fireplace or head to the family room to watch TV. King-sized primary features vaulted ceilings, romantic fireplace, ensuite & walk-in closet. Three more 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® # E4440161

Price \$545,900



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	June 3rd, 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 June 8th, 2025 at 4:17am MDT