

Courtesy Of Shirley Williams Of Royal LePage Premier Real Estate

\$473,000 - 5301 40 Avenue S, Beaumont

MLS® #E4139553

\$473,000

4 Bedroom, 3.00 Bathroom, 1,528 sqft
Single Family on 0 Acres

Brookside_BEAU, Beaumont, AB

Immaculate 4 Bedrooms 3 bath Bi-level bright and clean situated in a superior location in Brookside backing onto green space and pond has plenty of bells and whistles. The open and spacious great room floor plan features an entryway with towering windows above, vaulted ceilings, gourmet island kitchen with walk-in pantry, 3 sided gas fireplace, main floor laundry and a flex room that can either be used for a dining room or a den/home office etc. The master suite has plenty of closet space and boasts an ensuite with an air massage jet tub and separate shower. The basement is professionally finished with a large rec room/games area, another gas fireplace, 2 bedrooms and a 3rd full bathroom. Utility room has direct access to triple attached insulated & drywalled garage with hot and cold water taps. Low E windows throughout, custom Hunter Douglas blinds, 2 tiered south facing deck to enjoy those long summer night & large garden shed to match the house.

Built in 1999



Essential Information

MLS® #	E4139553
Price	\$473,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,528

Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	Bi-Level
Status	ACTIVE

Community Information

Address	5301 40 Avenue S
Area	Beaumont
Subdivision	Brookside_BEAU
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1N4

Amenities

Features	Air Conditioner
Parking Spaces	6
Parking	Insulated, Triple Garage Attached
# of Garages	3

Interior

Interior	Carpet, Ceramic Tile
Interior Features	Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan
Heating	Forced Air-1
Has Basement	Yes
Basement	Fully Finished, Full
Fireplace	Yes
Fireplaces	Gas, Three Sided
# of Stories	3

Exterior

Exterior	Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Landscaped, Park/Reserve, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction

Wood Frame

Foundation

Concrete

Listing information last updated on August 18th, 2019 at 4:31 am MDT