

\$1,000,000 - 4101 49 Avenue, Beaumont

MLS® #E4450401

\$1,000,000

5 Bedroom, 3.50 Bathroom, 1,733 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Tucked against a quiet forest with a sun-drenched, professionally landscaped backyard, this immaculate Royer Homes walkout bungalow blends luxury, comfort, and low-maintenance living. A welcoming front veranda leads to a bright main floor with soaring 10'™-12'™ ceilings, a cozy two-way fireplace, elegant window coverings, two bedrooms, main floor laundry, and a spa-inspired ensuite with freestanding tub, double vanity, and custom tiled shower. The fully finished walkout basement is perfect for entertaining, with two more bedrooms (one with ensuite), a large exercise room, wet bar with fridge, sink, and dishwasher, a theatre room with 5.1 surround sound, and warm in-floor heating. Outside, enjoy a private patio with hot tub, firepit area, and peaceful forest views. Extras include A/C, water softener, oversized heated garage with shop space, acrylic stucco, and low-maintenance decking—ideal for easy living at home or away.

Built in 2014

Essential Information

MLS® #	E4450401
Price	\$1,000,000
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,733
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4101 49 Avenue
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1Y7

Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Deck, Exercise Room, Hot Tub, No Smoking Home, Patio, Walkout Basement, Wet Bar, Workshop
Parking	Double Garage Attached, Heated, Insulated, Over Sized, Shop

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Vacuum Systems, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two, Garage Heater, Hot Tub
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Fenced, Hillside, Private Setting
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Ecole Beau Meadow School
Middle	Ecole J.E. Lapointe School
High	Beaumont Composite High

Additional Information

Date Listed	July 30th, 2025
Days on Market	2
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 August 1st, 2025 at 4:32pm MDT