

Courtesy Of Heather Quist Of 2% Realty Pro

# **\$649,998 - 5303 40 Avenue, Beaumont**

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MLS® #E4436953

**\$649,998**

3 Bedroom, 3.50 Bathroom, 1,981 sqft

Single Family on 0.00 Acres

Brookside (Beaumont), Beaumont, AB

Welcome to this immaculate, custom-built 2-storey home in the desirable community of Brookside. Located on a quiet street and backing onto a tranquil pond and park, this home offers nearly 2,000 sq ft of functional living space with 3 bedrooms, 4 bathrooms, and numerous updates throughout. The main floor features a bright, open layout with a sunken living room and cozy wood-burning fireplace, a versatile den/office, and a modernized kitchen with new stainless steel appliances and countertops. Upstairs you'll find 3 spacious bedrooms, including a generous primary suite and 5 piece bath. Recent upgrades include newer shingles, hot water tank, a 2-year-old furnace, and the home is AC ready. The oversized double garage with a man door offers extra storage and convenience. Enjoy peaceful views of the park and pond from your backyard, with walking trails just steps away. A move-in ready home with a family-friendly layout in one of Beaumont's most scenic and established neighborhoods!

Built in 1996

## **Essential Information**

MLS® # E4436953

Price \$649,998



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,981                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5303 40 Avenue       |
| Area        | Beaumont             |
| Subdivision | Brookside (Beaumont) |
| City        | Beaumont             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T4X 1L9              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Closet Organizers, Deck, Detectors Smoke, Front Porch, No Animal Home, Vinyl Windows, Exterior Walls 2"x8" |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Over Sized   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | Bellevue Elementary |
| High       | Beaumont Composite  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 3              |
| Zoning         | Zone 82        |

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Listing information last updated on May 19th, 2025 at 12:47pm MDT