

## \$527,000 - 6013 48 Avenue, Beaumont

MLS® #E4444236

**\$527,000**

3 Bedroom, 2.50 Bathroom, 1,991 sqft

Single Family on 0.00 Acres

Goudreau Terrace, Beaumont, AB

Enjoy stunning lake views and modern living in this beautifully updated home. Renovated in 2021, it features all new appliances, a custom landscaped backyard, and new hot water tank & A/C (2023). Main floor has a versatile den, stylish kitchen with upgrades including sink garburator, half bath, laundry, spacious living and dining areas. The dining space leads directly to the deckâ€”perfect for entertainingâ€”overlooking the private, fully fenced backyard! Upstairs, you'll love the expansive bonus room with soaring ceilings and oversized windows that fill the space with natural light. The home is carpet-free throughout, offering a clean, modern aesthetic. There are two generously sized bedrooms with ample closet space, a large shared linen closet, and a primary suite with a walk-in closet and full ensuite bath. Includes a double attached garage with floor drain for added convenience. The basement is framed and roughed in, ready for future development to suit your needs.

Built in 2006

### Essential Information

MLS® # E4444236

Price \$527,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,991
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6013 48 Avenue
Area	Beaumont
Subdivision	Goudreau Terrace
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0A3

### **Amenities**

Amenities	Air Conditioner, Deck, Front Porch
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 25th, 2025  
Days on Market                36  
Zoning                              Zone 82

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