

\$474,900 - 4606 50a Avenue, Beaumont

MLS® #E4451952

\$474,900

4 Bedroom, 2.00 Bathroom, 947 sqft

Single Family on 0.00 Acres

St. Vital, Beaumont, AB

Beautifully updated 4-bed, 2-bath 4-level split in central Beaumont! This home features triple-pane windows (2022), new roof (2023), updated wiring, and a MASSIVE 72X23 attached garage. Enjoy renovated bathrooms, Armstrong laminate, tile, and cork flooring in bedrooms. The kitchen offers blonde oak cabinets, pot lights, a large movable eat-up island. Step out onto a STUNNING rooftop patio with Porcelain tile and privacy walls—perfect for relaxing or entertaining. The newer concrete driveway offers tons of parking. beautifully Landscaped front and back yards add to the home's charm. Upper level has 3 bedrooms and 3 pc bath; lower level features a spacious family/bonus room and 4th bedroom and 3 pc bath. Lower level is great for storage and extra space to grow. Close to schools, parks, recreation centre, and shopping, with quick access to 50 St, Hwy 625, and Anthony Henday. Move-in ready with thoughtful updates throughout! All this home needs is YOU!

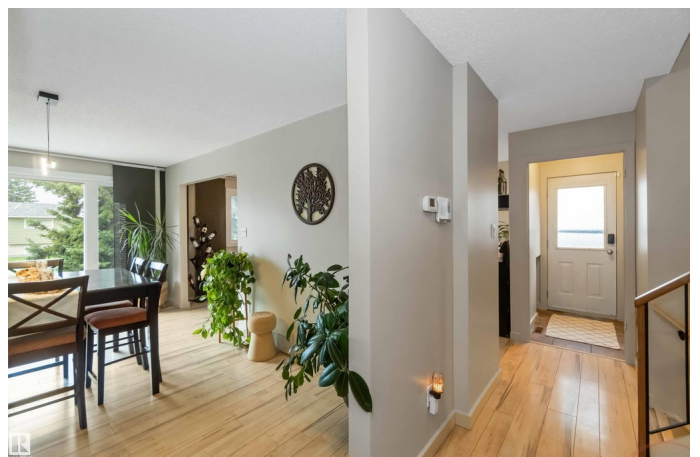
Built in 1974

Essential Information

MLS® # E4451952

Price \$474,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	947
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	4606 50a Avenue
Area	Beaumont
Subdivision	St. Vital
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1J2

Amenities

Amenities	Detectors Smoke
Parking	Double Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 8th, 2025

Days on Market 8

Zoning Zone 82

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Listing information last updated on August 16th, 2025 at 9:02pm MDT