

## **\$515,000 - 6005 47 Avenue, Beaumont**

MLS® #E4419464

**\$515,000**

3 Bedroom, 2.50 Bathroom, 1,916 sqft

Single Family on 0.00 Acres

Goudreau Terrace, Beaumont, AB

Priced to sell, This 2 Story family home located on a quiet cul-de-sac in Goudreau Terrace just a short walk to the lake. This amazing home features 1915 sq.ft. of above ground area situated on approximate 4800 sqft lot size, warm soft colors and large windows throughout the home. On the main floor you will find a great open concept layout with a large living room featuring a gas fireplace, a great kitchen with tons of cupboard and counterspace and pantry, a dining room, half bathroom and laundry area. Head upstairs and you will find a great vaulted ceiling bonus room, a large master bedroom and two more generous sized bedrooms, as well as upper floor laundry. The partially finished basement has one completed room and has a bathroom rough-in. Your backyard is fully fenced with a large deck and is ready for you relax or entertain.

Built in 2007

### **Essential Information**

MLS® #	E4419464
Price	\$515,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,916
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6005 47 Avenue
Area	Beaumont
Subdivision	Goudreau Terrace
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0C9

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed January 28th, 2025

Days on Market 66

Zoning Zone 82

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