

Courtesy Of Thomas Kube Of Black Sheep Realty

## \$439,900 - 4408 51 Street, Beaumont

MLS® #E4426825

**\$439,900**

3 Bedroom, 2.00 Bathroom, 1,008 sqft  
Single Family on 0.00 Acres

Parklane, Beaumont, AB

Charming 4-level split in Beaumont offering nearly 1,900 sq. ft. of interior living space. The main floor features a bright living room and a kitchen with rich wood cabinetry with beautiful natural graining. Upstairs offers three bedrooms, including a primary with dual access to the full bath. The massive family room on the lower level is perfect for entertaining, with a second full bathroom nearby and a brick-faced fireplace. The basement includes a versatile den, laundry, storage room, and one room with a tiled dog-washing station. Outside, a large backyard with a built-in fire pit, patio, covered deck and hot tub pad already wired with electrical. Direct access to walking paths, parks, and outdoor ice rink. RECENT UPGRADES: Garage door (2025), new roof (2023), hot water tank (2022), furnace and ducts professionally serviced (2025), all baseboards and window trims (2025) kitchen appliances (2022), luxury vinyl plank flooring, new washer/dryer, fence repairs, outdoor lighting, and landscaping.

Built in 1984

### Essential Information

MLS® #	E4426825
Price	\$439,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,008
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	4408 51 Street
Area	Beaumont
Subdivision	Parklane
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1C7

### **Amenities**

Amenities	Deck, Detectors Smoke, No Smoking Home, Patio, Vaulted Ceiling
Parking Spaces	6
Parking	Double Garage Attached, Over Sized, RV Parking

### **Interior**

Appliances	Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Level Land, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	13
Zoning	Zone 82

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Listing information last updated on April 3rd, 2025 at 9:02pm MDT