# \$599,998 - 5301 40 Avenue, Beaumont

MLS® #E4432020

### \$599,998

4 Bedroom, 3.00 Bathroom, 1,518 sqft Single Family on 0.00 Acres

Brookside (Beaumont), Beaumont, AB

Discover the perfect blend of space, comfort, and style in this stunning 4 bedroom + den, 4 bathroom home, ideally located backing onto a tranquil lake in Brookside, Beaumont. This spacious 1.5 storey home features a new roof, central air conditioning, and a fully fenced yardâ€"perfect for family living and entertaining. Enjoy peaceful evenings in the private hot tub with unobstructed lake views, or retreat to the updated ensuite bath in the spacious primary suite above the garage. With a triple car garage that includes a separate entrance to the basement, this home offers excellent potential for future development or in-law accommodations. From the bright, open living areas to the thoughtful upgrades throughout, this home delivers lifestyle and location in one beautiful package. Don't miss your chance to own this lake-backed gem in the heart of Beaumont!

Built in 1999

#### **Essential Information**

MLS® # E4432020

Price \$599,998

Bedrooms 4

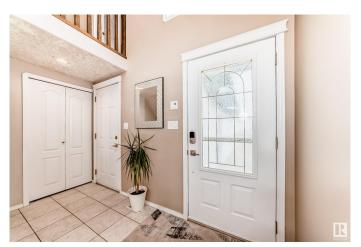
Bathrooms 3.00

Full Baths 3

Square Footage 1,518







Acres 0.00 Year Built 1999

Type Single Family

Sub-Type Detached Single Family

Style 1 and Half Storey

Status Active

# **Community Information**

Address 5301 40 Avenue

Area Beaumont

Subdivision Brookside (Beaumont)

City Beaumont County ALBERTA

Province AB

Postal Code T4X 1N4

#### **Amenities**

Amenities Air Conditioner, Deck, Exercise Room, Hot Tub, Hot Water Natural Gas,

Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup

Parking Spaces 6

Parking Insulated, Over Sized, Triple Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood

Fan, Storage Shed, Stove-Electric, Washer, Window Coverings,

Refrigerators-Two, Hot Tub

Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Three Sided

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees, Fenced, Flat

Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl Foundation Concrete Perimeter

## **School Information**

Middle J. E. Lapointe Junior High High Beaumont Composite High

#### **Additional Information**

Date Listed April 22nd, 2025

Days on Market 2

Zoning Zone 82

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