

## \$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 deck—perfect for entertaining—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                40  
Zoning                              Zone 82

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