

## \$499,000 - 6003 48 Avenue, Beaumont

MLS® #E4461555

**\$499,000**

3 Bedroom, 3.50 Bathroom, 1,705 sqft

Single Family on 0.00 Acres

Goudreau Terrace, Beaumont, AB

Welcome to this beautifully maintained home featuring a grand open-to-above entrance filled with natural light. The open-concept main floor showcases rich hardwood, stainless steel appliances including a new fridge (2024), walk-in pantry, and an island perfect for entertaining. The bright dining area flows into a spacious living room with a cozy gas fireplace. Step outside to a brand-new deck, large backyard, and oversized storage shed—ideal for outdoor living. A 2-piece bath and laundry area off the garage (great mudroom potential) complete the main floor. Upstairs offers a spacious bonus room, two well-sized bedrooms, a 4-piece bath, and a large primary suite with walk-in closet and private ensuite. The fully finished basement adds even more living space. Major updates include hot water tank and furnace (2022). Located on a quiet street in sought-after Goudreau Terrace, near Four Seasons Park and the Aquafit Centre. A perfect blend of comfort, style, and location!

Built in 2007

### Essential Information

MLS® # E4461555

Price \$499,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,705                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6003 48 Avenue   |
| Area        | Beaumont         |
| Subdivision | Goudreau Terrace |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 0A3          |

### Amenities

|           |                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Smoking Home |
| Parking   | Double Garage Attached                                                                                         |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                 |
| Fireplaces        | Tile Surround                                                                                                                                       |
| Stories           | 3                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                      |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                                           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 27                |
| Zoning         | Zone 82           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 5th, 2025 at 6:47am MST