

## \$325,000 - 4305 44 Street, Beaumont

MLS® #E4427382

**\$325,000**

4 Bedroom, 2.00 Bathroom, 925 sqft  
Single Family on 0.00 Acres

Glenbrae Meadows, Beaumont, AB

Savvy investors â€“ ALERT!!! This 4-lvl split is ideally located directly across the street from Ecole Beau Meadow School and is ready for a new family. Features here include a large living & dining room, great perimeter kitchen with ample cupboard & countertop space, 4 total bedrooms, 2 full bathrooms, a finished basement, & a new furnace, hot-water tank, & shingles â€“ all completed last year! The yard is fully landscaped & fenced, with a built-in firepit & desirable SOUTH-EASTERLY view. Whether youâ€™re a seasoned investor or just starting your home ownership journey, this home checks all the boxes!

Built in 1980

### Essential Information

MLS® #	E4427382
Price	\$325,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	925
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split



Status Active

### Community Information

Address 4305 44 Street  
Area Beaumont  
Subdivision Glenbrae Meadows  
City Beaumont  
County ALBERTA  
Province AB  
Postal Code T4X 1G2

### Amenities

Amenities On Street Parking, Fire Pit, No Animal Home, No Smoking Home, See Remarks  
Parking Front Drive Access, Parking Pad Cement/Paved

### Interior

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings  
Heating Forced Air-1, Natural Gas  
Stories 4  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Brick, Vinyl  
Exterior Features Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks  
Roof Asphalt Shingles  
Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 25th, 2025  
Days on Market 4  
Zoning Zone 82

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