

## \$514,900 - 6003 48 Avenue, Beaumont

MLS® #E4461555

**\$514,900**

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 \$514,900

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
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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	1
Zoning	Zone 82

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Listing information last updated on October 10th, 2025 at 5:02pm MDT