

## **\$515,000 - 6005 47 Avenue, Beaumont**

MLS® #E4419464

**\$515,000**

3 Bedroom, 2.50 Bathroom, 1,916 sqft

Single Family on 0.00 Acres

Goudreau Terrace, Beaumont, AB

Priced to sell, This 2 Story family home located on a quiet cul-de-sac in Goudreau Terrace just a short walk to the lake. This amazing home features 1915 sq.ft. of above ground area situated on approximate 4800 sqft lot size, warm soft colors and large windows throughout the home. On the main floor you will find a great open concept layout with a large living room featuring a gas fireplace, a great kitchen with tons of cupboard and counterspace and pantry, a dining room, half bathroom and laundry area. Head upstairs and you will find a great vaulted ceiling bonus room, a large master bedroom and two more generous sized bedrooms, as well as upper floor laundry. The partially finished basement has one completed room and has a bathroom rough-in. Your backyard is fully fenced with a large deck and is ready for you relax or entertain.

Built in 2007

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4419464  |
| Price      | \$515,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,916                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 6005 47 Avenue   |
| Area        | Beaumont         |
| Subdivision | Goudreau Terrace |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 0C9          |

### **Amenities**

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke |
| Parking   | Double Garage Attached                 |

### **Interior**

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Stories           | 2                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Partially Finished                                                                                                                                        |

### **Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Vinyl                   |
| Exterior Features | Fenced, Flat Site, Landscaped |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Vinyl                   |
| Foundation        | Concrete Perimeter            |

### **Additional Information**

Date Listed January 28th, 2025

Days on Market 93

Zoning Zone 82

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Listing information last updated on May 1st, 2025 at 5:02pm MDT