

\$774,900 - 4406 58 Street, Beaumont

MLS® #E4431211

\$774,900

4 Bedroom, 3.50 Bathroom, 2,102 sqft

Single Family on 0.00 Acres

Brookside (Beaumont), Beaumont, AB

UNICORN ALERT! Offering 3075sqft of living space, this stunning walk-out 2 story has been professionally renovated with upgrades too numerous to list! It feels and smells like a new home on a "they don't make them like they used to" landscaped lot complete with 3 mature apple trees, backing a greenspace and pond! Brand new kitchen, appliances, all new luxury flooring including vinyl plank and high-end carpet with upgraded underlay (you'll feel the difference) new paint, 4 renovated bathrooms, designer lighting, hardware, in-floor heat system, upgrades to the heated, extremely oversized 31ft by 27ft garage that rivals most triples and has a floor drain, hot/cold taps, room for 2 large vehicles, +car lifts and work area. The roof, several windows, 2 hot water tanks and in-floor heat pump have been replaced. 4 bedrooms, huge flex space, loft/bonus area, mudroom, upstairs laundry, gorgeous finishes! This home has to be experienced to be truly appreciated! Exceptional Property!

Built in 2005

Essential Information

MLS® # E4431211

Price \$774,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,102
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4406 58 Street
Area	Beaumont
Subdivision	Brookside (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1R7

Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Exterior Walls- 2"x6", Front Porch, No Animal Home, No Smoking Home, Parking-Extra, Patio, Smart/Program. Thermostat, Vinyl Windows, Walkout Basement, Wall Unit-Built-In, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Double Garage Attached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby, Stream/Pond

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed April 16th, 2025

Days on Market 15

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 May 1st, 2025 at 10:47am MDT