



## 4906 52 Avenue Beaumont AB

\$349,900

OPPORTUNITY KNOCKS! Located in BEAUTIFUL BEAUMONT, this charming home offers nearly 2,500 sf of spacious living across two levels. This appealing residence features three sizeable bedrooms, with the primary bedroom boasting a large closet and an EN-SUITE bathroom. Experience the cozy living room with your very own WOODEN BURNING FIREPLACE and a large dining area perfect for entertaining. Step outside to your MAJESTIC deck, ideal for outdoor gatherings, and enjoy the EXPANSIVE yard. The partly finished basement is ready for your personal touch. Perfect for roommates, tenants or additional family members. Don't worry about the BIG-TICKET ITEMS. This home has a newer HWT, furnace, roof, eavestrough, flooring, paint and trim. Superbly located, this home is within walking distance to all the best that BEAUMONT has to offer, making it a convenient and attractive choice for any homeowner.

Listing Presented By:



Originally Listed by:  
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