

Courtesy Of Dennis Frandsen and Jonathan P David Of PG Direct Realty Ltd.

## \$399,900 - 8 4900 62 Street, Beaumont

MLS® #E4430057

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,387 sqft  
Condo / Townhouse on 0.00 Acres

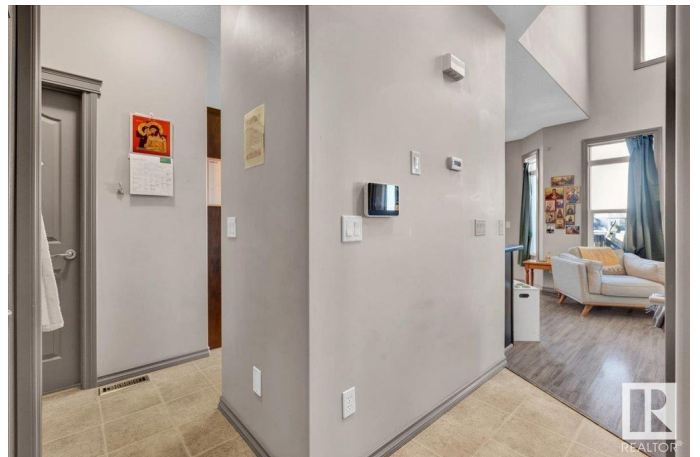
Goudreau Terrace, Beaumont, AB

Visit REALTOR® website for additional information. NO CONDO FEES for this AWESOME 2 STOREY 3 BED 2.5 BATH, 1386 sqft HALF DUPLEX with DOUBLE ATTACHED GARAGE located In the highly sought after community of GOUDREAU TERRACE, BACKING onto a LARGE POND with WALKING PATHS! This bare-land condo offers one of the BIGGEST LOTS in the complex! Beautiful vaulted ceilings in the living room and HUGE south facing windows on the south wall. Gorgeous kitchen with Classic dark espresso cabinets. Gas Fireplace in the living room and a half bath on the main level. Upstairs has a LARGE PRIMARY with a 4-piece ensuite, two other good sized bedrooms and a 4-piece main bath.

Built in 2007

### Essential Information

MLS® #	E4430057
Price	\$399,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,387
Acres	0.00



Year Built	2007
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	8 4900 62 Street
Area	Beaumont
Subdivision	Goudreau Terrace
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0C6

### **Amenities**

Amenities	Deck, Detectors Smoke, No Smoking Home
Parking	2 Outdoor Stalls, Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 10th, 2025

Days on Market 11

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 April 21st, 2025 at 4:32pm MDT