

# \$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

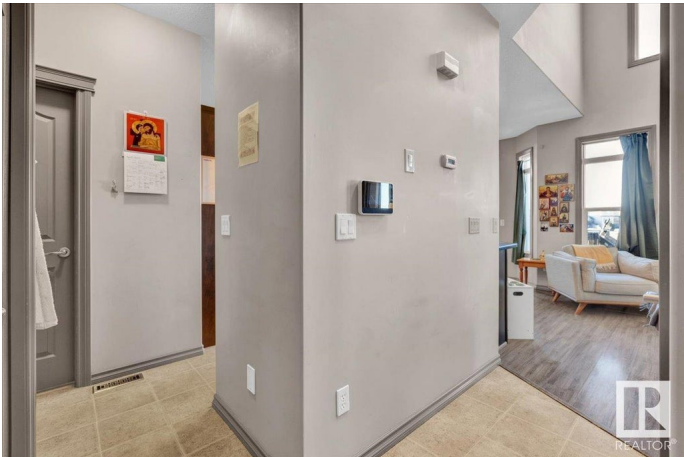
Goudreau Terrace, Beaumont, AB

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 9

Zoning Zone 82

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Listing information last updated on April 19th, 2025 at 4:47am MDT