



**Beaumont** **Glenbrae Meadows** **LP:** **\$715,000**  
 4806 42 ST T4X 1H2 **SP:**

**Listing ID #** E4490477  
**Building Type** Detached Single Family  
**Style** 1 and Half Storey  
**Year Built** 1990  
**Full Baths** 3  
**Half Baths** 1  
**Total Baths** 3.1  
**Tot Flr AG SqFt** 2,173.57

**Sold Date**  
**Bedrooms Above** 3  
**Bedrooms Total** 5  
**Basement** Full  
**Basement Dev** Fully Finished  
**Tot Flr AG SqM** 201.93

**ACTIVE**

[URL-Virtual Tour](#) [URL-Brochure](#)

Extensively renovated 5-bedroom home with huge yard backing onto a park! Step into the foyer & be greeted by vaulted ceilings in the living/dining room & brand new vinyl plank flooring throughout. Feel like a chef in the kitchen featuring gas stove top, double ovens, granite counters, custom butcherblock island & pantry. Adjacent family room is perfect for movie nights by the fire. A half bathroom, office with custom built-in desks & renovated laundry room with laundry chute complete the main floor. Brand new carpet leads to the second floor with 3 bedrooms & 2 renovated bathrooms including ensuite with floating tub & heated floors. The lower level is a kid & adult play zone w/ large rec room, 2 bedrooms, craft room & full bathroom. The yard is a showstopper – pie-shaped, fully fenced & landscaped w/ firepit, veggie garden, large composite deck, custom pergola & dining table, backing onto Glenbrae Park & private sledding hill! Additional updates: shingles & HWT (2023), overhead garage door & most windows.

**Directions**

Living Room	4.85 x 4.23	M	Bedroom 3	3.33 x 4.04	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	5.52 x 2.86	M	Bedroom 4	3.61 x 3.64	L	1	4	U	Yes	Main		
Kitchen		M	Office	3.49 x 2.27	M	2	4	U	No	Upper		
Family Room	5.59 x 4.03	M	Laundry Room	2.54 x 1.76	M	3	2	M	No	Above Grd		
Den			Bedroom	3.06 x 3.89	L	4	4	L	No	Lower		
Bonus Room			Recreation Room	8.05 x 5.27	L	5				Below Grd		
Primary Bedrm	3.56 x 4.34	U				6				Tot Flr AG	201.93	2,173.57
Bedroom 2	3.46 x 4.05	U				7				# Finished	3	

**Heat Source** Natural Gas  
**Heat Type** Forced Air-1  
**Foundation** Concrete  
**Roof Type** Asphalt Shingles  
**Exterior** Brick, Vinyl  
**Flooring** Ceramic Tile, Wall to Wall Carpet, Vinyl Plank  
**Features** Off Street Parking, On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Fire Pit, Hot Tub, Smart/Program. Thermostat, Vinyl Windows, Natural Gas BBQ Hookup

**Construction** Wood Frame  
**Basement** Full / Fully Finished  
**Separate Ent**  
**2nd Suite** No **Permit By Seller**  
**Garage Suite** **Permit**  
**Garden Suite** **Permit**  
**Lot Shape** Pie Shaped **Front Exposure** Northeast  
**Lot Size SqM** 904.78 **F x D (m)** x  
**Zoning**  
**Tax Amount** \$5,135.25 / 2025  
**Conform Type**  
**Conform Year**

**Goods Incl** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks

**Goods Excl**

**Warranty**

**Fireplace** Yes  
**FP Fuel** Wood With Log Lighter  
**FP Type** Glass Door, Mantel, Tile Surround

**Site Features** Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Sloping Lot, Treed Lot, Vegetable Garden

**HOA Y/N** No  
**HOA Fee/Schd** /  
**HOA Fee Incls**

**Parking** Double Garage Attached

**Road Access** Paved

**Park Encl/Tot** 2 / 5 **Garage Dim** 5.89m x

Condo Name	Fee Schedule	Floor Location	Floor#
Condo Fee		#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	