



Beaumont **Glenbrae Meadows** **LP:** **\$524,500**
4810 42 ST T4X 1H2 **SP:** **M**

Listing ID # E4510712 **ACTIVE**
Building Type Detached Single Family
Style 1 and Half Storey
Year Built 1992
Full Baths 3
Half Baths 1
Total Baths 3.1
Sold Date
Bedrooms Above 3
Bedrooms Total 4
Basement Full
Basement Dev Fully Finished
Tot Flr AG SqM 154.04
Tot Flr AG SqFt 1,658.09

URL-Virtual Tour **URL-Brochure**

Step inside, and you'll see why this home is one-of-a-kind. With 4 beds & 3.5 baths in 2400 sq ft, it is fantastic for a family. The details make the difference: copper-trimmed pine wood floors, vintage doors, clawfoot tub, 1940s bathroom tile, tin ceiling & bathroom chandelier. Vaulted ceiling soars above the living & dining rooms, which lead to a functional kitchen, breakfast nook and family room w/ wood-burning fireplace for cozy nights by the fire. A private second floor contains 3 beds & 2 full bathrooms w/ a fourth bedroom & bathrm in the basement. Rec & flex spaces completed the fully finished basement. Mature trees in the back yard create a peaceful retreat – relax on the spacious deck to the sounds of birds singing – while a charming garden shed & greenhouse w/ drip irrigation add practicality. Located on a welcoming cul-de-sac known for its annual block party, the home is steps to a playground & walking distance to schools. Upgrades: poly-B, washer, dryer, dishwasher, stove, a/c & many windows.

Directions

Living Room	3.34 x 4.78	M	Bedroom 3	2.75 x 4.20	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	5.17 x 3.89	M	Bedroom 4	3.85 x 3.28	L	1	4	U	Yes	Main		
Kitchen	2.73 x 3.12	M	Recreation Room	7.04 x 3.26	L	2	4	U	No	Upper		
Family Room	5.28 x 3.42	M	Flex Space	2.95 x 6.60	L	3	2	M	No	Above Grd		
Den						4	3	L	No	Lower		
Bonus Room						5				Below Grd	77.16	830.55
Primary Bedrm	4.16 x 4.07	U				6				Tot Flr AG	154.04	1,658.09
Bedroom 2	2.92 x 4.21	U				7				# Finished	3	

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Brick, Vinyl
Flooring Carpet, Ceramic Tile, Vinyl Plank
Features Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, Greenhouse

Construction Wood Frame
Basement Full / Fully Finished
Separate Ent
2nd Suite No
Garage Suite
Garden Suite
Lot Shape Irregular
Lot Size SqM 675.68
Zoning
Tax Amount \$4,642.76 / 2026
Conform Type
Conform Year
Goods Excl

Goods Incl Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks, TV Wall Mount, Garage Heater

Warranty

Fireplace Yes
FP Fuel Wood
FP Type Tile Surround
HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Site Features Airport Nearby, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Private Setting, Public Swimming Pool, Schools, Shopping Nearby

Parking Double Garage Attached, Front Drive Access, Heated, Insulated

Road Access Paved

Park Encl/Tot / 6 **Garage Dim** 5.81m x 6.53m

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	