

Beaumont		**Glenbrae Meadows**	**LP: $499,900**
4810 42 ST		T4X 1H2	SP:

ACTIVE

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

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	**Construction**	Wood Frame
Heat Type	Forced Air-1	**Basement**	Full / Fully Finished
Foundation	Concrete	**Separate Ent**	No
Roof Type	Asphalt Shingles	**2nd Suite**	No **Permit By Seller**
Exterior	Brick, Vinyl	**Garage Suite**	**Permit**
Flooring	Carpet, Ceramic Tile, Vinyl Plank	**Garden Suite**	**Permit**
Features	Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, Greenhouse	**Lot Shape**	Irregular **Front Expsure** East
		Lot Size SqM	675.68 **F x D (m)** x
		Zoning	
		Tax Amount	$4,642.76 / 2026
		Conform Type	
		Conform Year	
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	**Goods Excl**	
		Warranty	
		Fireplace	Yes
Site Features	Airport Nearby, Cul-De-Sac, Fully Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Private Setting, Public Swimming Pool, Schools, Shopping Nearby	**FP Fuel**	Wood
		FP Type	Tile Surround
		HOA Y/N	No
		HOA Fee/Schd	/
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated	**HOA Fee Incls**	
Road Access	Paved	**Park Encl/Tot**	/ 6 **Garage Dim** 5.81m x 6.53

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