

# \$420,000 - 3004 49 Street, Beaumont

MLS® #E4433035

**\$420,000**

3 Bedroom, 3.50 Bathroom, 1,318 sqft  
Single Family on 0.00 Acres

Beau Val, Beaumont, AB

Welcome to this beautifully upgraded 2-storey gem nestled in the peaceful community of Beaumont. Offering 3 spacious bedrooms and over 1,317 sq ft of well-designed living space, this home is move-in ready and full of charm. The kitchen features rich walnut-toned maple cabinetry, stainless steel appliances, and elegant ceramic tile flooring, combining style with functionality. Enjoy the outdoors in your fully fenced and landscaped backyard, perfect for relaxing or entertaining. A double detached garage adds extra value and practicality. This home has been lovingly maintained and is in excellent condition—a must-see for first-time buyers or young families.

Built in 2005

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4433035      |
| Price          | \$420,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,318         |
| Acres          | 0.00          |
| Year Built     | 2005          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3004 49 Street |
| Area        | Beaumont       |
| Subdivision | Beau Val       |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 1S6        |

### Amenities

|               |                        |
|---------------|------------------------|
| Amenities     | See Remarks            |
| Parking       | Double Garage Detached |
| Is Waterfront | Yes                    |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl                                  |
| Exterior Features | Backs Onto Lake, Fenced, Landscaped, Schools |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Vinyl                                  |
| Foundation        | Concrete Perimeter                           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 82          |

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