

# \$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	10
Zoning	Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 6th, 2025 at 12:02am MDT