

\$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 | 5 |
| Zoning | Zone 82 |

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