

## \$425,000 - 3013 49 Street, Beaumont

MLS® #E4444254

**\$425,000**

4 Bedroom, 2.50 Bathroom, 1,318 sqft

Single Family on 0.00 Acres

Beau Val, Beaumont, AB

Step into this fully finished 2-storey home with 1856sqft of developed area in the heart of Beau Val, where comfort meets convenience. Bathed in natural light, the main floor welcomes you with an open kitchen and dining area, perfect for family dinners or casual brunches. Upstairs, you'll find 3 bedrooms, including a primary retreat with its own 4 piece ensuite and walk-in closet. The finished basement adds even more living space, complete with a cozy rec room and a 4th bedroom that adds flexibility for guests, teens, or hobbies. Outside, enjoy your private deck and a double detached garage (built in 2019). Mature neighbourhood with trees & landscaping completed. New Roof in 2021, Newer furnace and A/C. Located within walking distance to parks, schools, shopping, and trails. Only 15 minutes to the airport! This home offers both peace and practicality. A great family home!

Built in 2002

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444254  |
| Price      | \$425,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,318                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3013 49 Street |
| Area        | Beaumont       |
| Subdivision | Beau Val       |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 1S6        |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Air Conditioner, Deck             |
| Parking   | Double Garage Detached, Insulated |

### Interior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                                                   |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Vinyl                                                                                                |
| Foundation        | Concrete Perimeter                                                                                         |

**Additional Information**

Date Listed                June 25th, 2025  
Days on Market        38  
Zoning                    Zone 82

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