

\$469,900 - 3003 49 Street, Beaumont

MLS® #E4441501

\$469,900

4 Bedroom, 3.50 Bathroom, 1,428 sqft
Single Family on 0.00 Acres

Beau Val, Beaumont, AB

This 3 + 1 bedroom 2 story shines. Spacious Front Verandah greets you. Enter the large and inviting front foyer w/walk-in closet. Kitchen heart of the home has Island with quartz counter top, corner pantry and ample Kitchen cabinets complete with new sink & taps and lighting. Dinette w/new updated lighting is big enough for your large table has a garden door to back yard and deck. Living room has newly added feature wall with electric fireplace, large windows overlooking fenced back yard . Upper level with 3 bedrooms, Primary bedroom has a 3 pce ensuite w/shower and walk-in closet. 2nd and 3rd bedroom and 4 pce bath complete this level. Fully developed Basement has family room, 4th bedroom which is a grand size, 3 pce bath w/oversized shower, Laundry room is big enough for your freezer too. Heated Garage w/40 amp service is 19' wide X 21'2" deep(sellers extended cab fits here) + w/new shingles. House shingles new in 2023. Deck a peaceful area to relax. This house will not disappoint!

Built in 2005

Essential Information

MLS® # E4441501

Price \$469,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,428
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3003 49 Street
Area	Beaumont
Subdivision	Beau Val
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1S6

Amenities

Amenities	Deck, Detectors Smoke
Parking	Double Garage Detached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Schools

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Ecole Beau Meadow
Middle	Ecole JE Lapointe
High	Ecole Beaumont High

Additional Information

Date Listed	June 10th, 2025
Days on Market	18
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 June 28th, 2025 at 4:32am MDT