

\$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	6
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 2nd, 2025 at 11:03am MDT