

\$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' 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 |

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 |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 10th, 2025 |
| Days on Market | 7 |
| 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 17th, 2025 at 10:48am MDT