

## \$419,900 - 3013 49 Street, Beaumont

MLS® #E4452816

**\$419,900**

4 Bedroom, 2.50 Bathroom, 1,318 sqft

Single Family on 0.00 Acres

Beau Val, Beaumont, AB

Bright, stylish, and move-in ready! This fully finished 2-storey in the heart of Beau Val offers 1,856 sqft of living space designed for comfort and convenience. The sunlit main floor features an open kitchen and dining area with newer appliances, perfect for family meals or entertaining friends. Upstairs, you'll find 3 bedrooms, including a spacious primary retreat with a 4-piece ensuite and walk-in closet. The finished basement extends your living space with a cozy rec room and versatile 4th bedroom for guests, teens, or a home office. Step outside to a private deck, landscaped yard, and insulated double detached garage (2019). Updates include a new roof (2021), newer furnace, A/C, and appliances. Enjoy a mature, tree-lined neighbourhood within walking distance to parks, schools, shopping, and trails—just 15 minutes to the airport! The perfect blend of style, function, and location.

Built in 2002

### Essential Information

MLS® #	E4452816
Price	\$419,900
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 August 13th, 2025

Days on Market 1

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 August 14th, 2025 at 8:32pm MDT