

Courtesy Of Lori K Duggan Of Royal LePage Gateway Realty

## \$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 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 June 16th, 2025 at 11:47am MDT