

## \$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 6

Zoning Zone 82

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Listing information last updated on August 19th, 2025 at 9:49am MDT