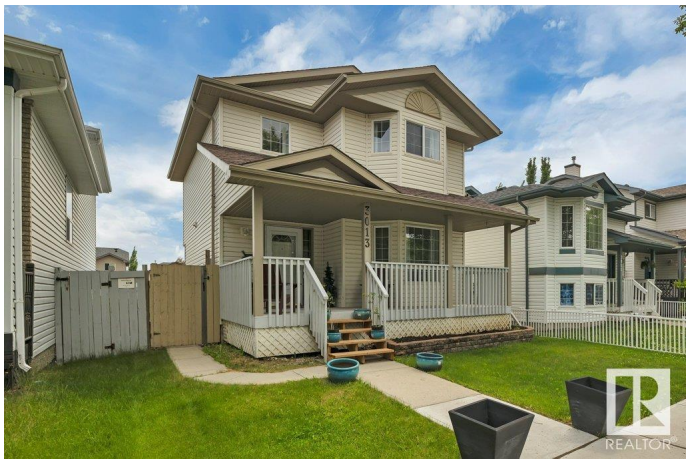
Courtesy Of Nathan A Drennan Of Rimrock Real Estate

$425,000 - 3013 49 Street, Beaumont

MLS® #E4444254

$425,000
4 Bedroom, 2.50 Bathroom, 1,318 sqft
Single Family on 0.00 Acres



Beau Val, Beaumont, AB

Step into this fully finished 2-storey home with 1856sqft of developed area in the heart of Beau Val, where comfort meets convenience. Bathed in natural light, the main floor welcomes you with an open kitchen and dining area, perfect for family dinners or casual brunches. Upstairs, youâ€™ll find 3 bedrooms, including a primary retreat with its own 4 piece ensuite and walk-in closet. The finished basement adds even more living space, complete with a cozy rec room and a 4th bedroom that adds flexibility for guests, teens, or hobbies. Outside, enjoy your private deck and a double detached garage (built in 2019). Mature neighbourhood with trees & landscaping completed. New Roof in 2021, Newer furnace and A/C. Located within walking distance to parks, schools, shopping, and trails. Only 15 minutes to the airport! This home offers both peace and practicality. A great family home!

Built in 2002

Essential Information

MLS® #	E4444254
Price	$425,000
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	June 25th, 2025
Days on Market	38
Zoning	Zone 82

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Listing information last updated on August 2nd, 2025 at 11:47am MDT