

\$424,900 - 3117 49 Street, Beaumont

MLS® #E4448546

\$424,900

4 Bedroom, 3.00 Bathroom, 1,486 sqft
Single Family on 0.00 Acres

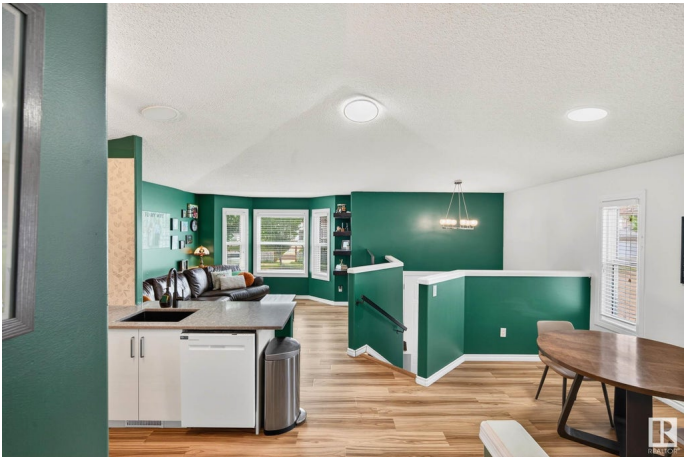
Beau Val, Beaumont, AB

This stunning home is perfect for first-time buyers or downsizers looking for comfort, style, and unheard-of upgrades at this price point. Enjoy a modern kitchen renovated in 2024, featuring quartz countertops and updated appliances. Additional highlights include triple-pane windows (2017), stamped concrete sidewalks and patio (2022), and architectural fiberglass shingles with a 50-year transferable warranty (2021). A new furnace and tankless hot water system were installed in 2024. Luxury vinyl plank flooring was added throughout the three main levels (2024/2025). The basement features a versatile fourth bedroom or flex space, complete with a custom California Closets built-in Murphy bed. The backyard includes a concrete pad ready for your dream garage. Located in a friendly, convenient neighborhood close to parks, shopping, and the airportâ€”you wonâ€™t want to miss this one!

Built in 2002

Essential Information

| | |
|------------|-----------|
| MLS® # | E4448546 |
| Price | \$424,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |



| | |
|----------------|------------------------|
| Square Footage | 1,486 |
| Acres | 0.00 |
| Year Built | 2002 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 3117 49 Street |
| Area | Beaumont |
| Subdivision | Beau Val |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 1R6 |

Amenities

| | |
|----------------|---|
| Amenities | Off Street Parking, On Street Parking, Crawl Space, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Tankless, No Smoking Home, Patio, Television Connection, Vaulted Ceiling, Vinyl Windows, See Remarks |
| Parking Spaces | 2 |
| Parking | 2 Outdoor Stalls, No Garage, Parking Pad Cement/Paved |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Corner Lot, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Partially |

| | |
|--------------|--------------------|
| | Fenced |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 18th, 2025 |
| Days on Market | 8 |
| Zoning | Zone 82 |

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Listing information last updated on July 26th, 2025 at 4:47pm MDT