

# \$424,900 - 3117 49 Street, Beaumont

MLS® #E4448546

**\$424,900**

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

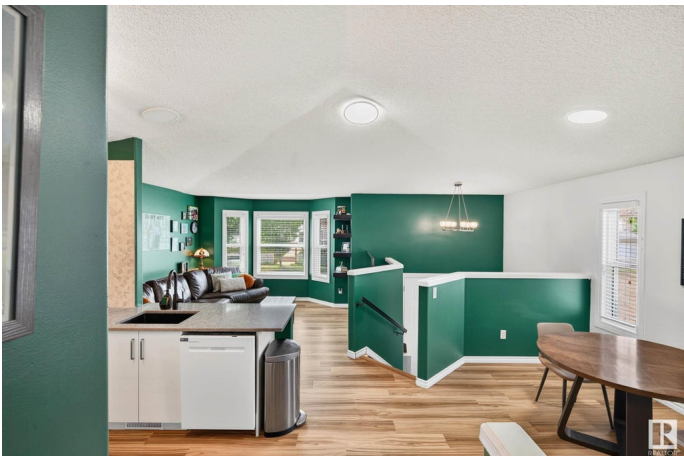
Beau Val, Beaumont, AB

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	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 July 19th, 2025 at 8:32am MDT