\$375,000 - 3010 49 Street, Beaumont

MLS® #E4457579

\$375,000

4 Bedroom, 1.50 Bathroom, 1,005 sqft Single Family on 0.00 Acres

Beau Val, Beaumont, AB

Welcome to a bright and inviting bi-level home in the sought-after community of Beau Val, Beaumont. Step inside and be greeted by vaulted ceilings and a flood of natural light that fills the spacious living and dining areas, creating an atmosphere that is both cozy and welcoming. This home features four bedrooms, 2 bathrooms (a convenient 4-piece cheater ensuite), and a functional layout that maximizes every square inch. Outside, the west facing yard is perfect for kids and pets, offering a fantastic space for play and relaxation, complemented by a double detached garage with handy alley access. Located on a quiet, family-friendly street, this property is just a short walk from local schools and close to all the amenities Beaumont has to offer. Your next chapter could begin right here.



Essential Information

MLS® # E4457579 Price \$375,000

Lease Rate \$9 Bedrooms 4

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,005





Acres 0.00 Year Built 2002

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active

Community Information

Address 3010 49 Street

Area Beaumont
Subdivision Beau Val
City Beaumont
County ALBERTA

Province AB

Postal Code T4X 1S6

Amenities

Amenities Ceiling 9 ft., Front Porch

Parking Spaces 2

Parking Double Garage Detached

Interior

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings, Garage Heater

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Fenced, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Ecole Beau Meadow School

Middle Ecole J.E. Lapointe School

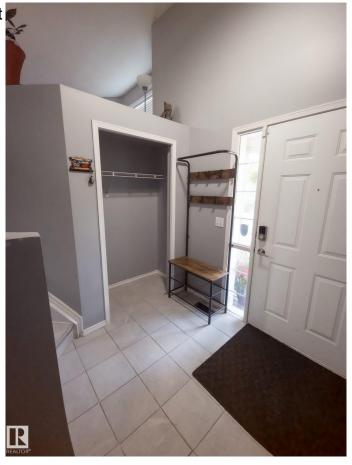
High Ecole Secondaire Beaumont

Additional Information

Date Listed September 10th, 2025

Days on Market 35

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 October 15th, 2025 at 6:47pm MDT