

## \$385,000 - 3101 48 Street, Beaumont

MLS® #E4440737

**\$385,000**

2 Bedroom, 1.50 Bathroom, 786 sqft

Single Family on 0.00 Acres

Beau Val, Beaumont, AB

Price Improvement!!! Looking for that perfect starter Home with plenty of upgrades. Wait no longer, with over 1500sqft of developed space, this unique floor plan will impress. The open concept is perfect for entertaining, with vaulted ceilings to make it feel even bigger. With and extensive Kitchen renovation for all of the chefs out there brand new quartz counter tops, 2 bedrooms and 2 bathrooms Brand new carpet on the lower level, a brand new deck in the cozy back yard. The primary bedroom on the lower level has plenty of room for a king sized bed and is just steps from the 4 piece bathroom. This price also includes a single attached garage and central Air Conditioning. Shingles were replaced in 2023.

Built in 2007

### Essential Information

MLS® #	E4440737
Price	\$385,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	786
Acres	0.00
Year Built	2007



Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	3101 48 Street
Area	Beaumont
Subdivision	Beau Val
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1V1

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke
Parking	Single Garage Attached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 5th, 2025
Days on Market	52
Zoning	Zone 82

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