

\$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.

Built in 2002

Essential Information

MLS® #	E4457579
Price	\$375,000
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

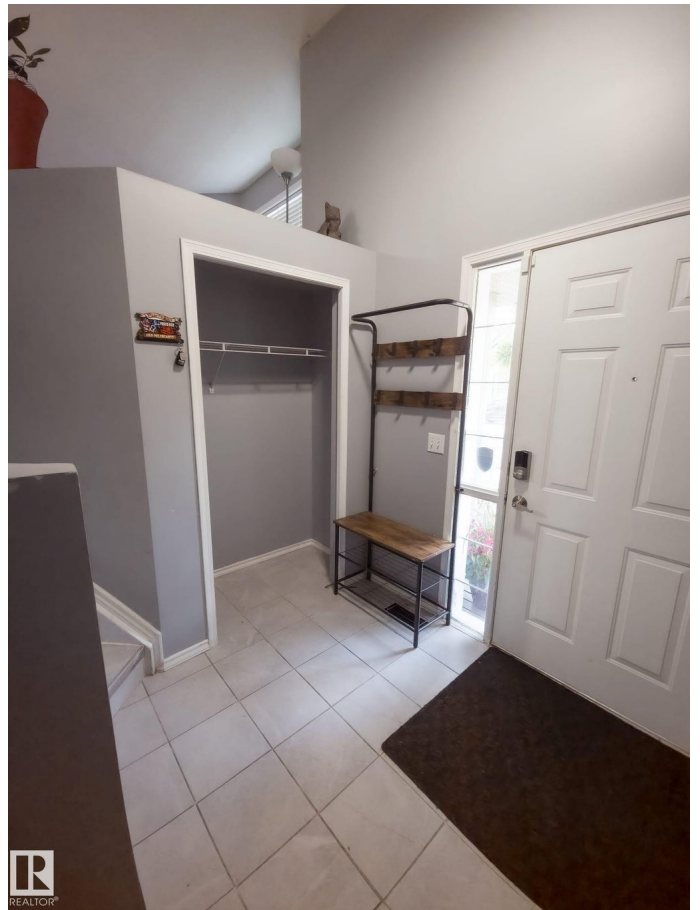
Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

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	6
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 September 16th, 2025 at 7:47pm MDT