

# \$414,900 - 3117 49 Street, Beaumont

MLS® #E4448546

**\$414,900**

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 airport—you won't want to miss this one!

Built in 2002

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4448546  |
| Price      | \$414,900 |
| 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 | 24              |
| Zoning         | Zone 82         |

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