

Courtesy Of Brydon Edwards Of Liv Real Estate

\$525,000 - 3412 47 Street, Beaumont

MLS® #E4423073

\$525,000

3 Bedroom, 2.50 Bathroom, 1,940 sqft
Single Family on 0.00 Acres

Beau Val, Beaumont, AB

This beautifully maintained family home offers an unparalleled lifestyle, nestled in a quiet cul-de-sac adjacent to a greenspace, a playground, and the added safety of no through traffic. Inside, the heart of the home beckons with a seamless flow between the kitchen, dining area, and living space, inviting you to host gatherings or unwind by the cozy electric fireplace. You'll also find an office/flex room off the main entry, with the half bath, laundry room and mudroom conveniently tucked away near the garage door. Upstairs, a spacious bonus room with a corner gas fireplace provides even more space along with 3 bedrooms, a 4-piece bathroom, and a linen closet. The primary suite features a walk-in closet and its own 4-piece bathroom, adding a touch of luxury to your daily routine. Enjoy hours of sunlight from the northwest-facing back deck, with ample space for whatever your interests. Need more space, the greenspace right behind your home is the perfect expansion for your outdoor lifestyle.

Built in 2007

Essential Information

| | |
|----------|-----------|
| MLS® # | E4423073 |
| Price | \$525,000 |
| Bedrooms | 3 |



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,940 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 3412 47 Street |
| Area | Beaumont |
| Subdivision | Beau Val |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 1V2 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck, Vaulted Ceiling |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | See Remarks |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Low Maintenance Landscape, No |

Back Lane, Playground Nearby, Schools

Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed February 27th, 2025
Days on Market 36
Zoning Zone 82

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Listing information last updated on April 4th, 2025 at 5:47pm MDT