

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 37
Zoning Zone 82

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