

# \$394,900 - 3101 48 Street, Beaumont

MLS® #E4440737

## \$394,900

2 Bedroom, 1.50 Bathroom, 786 sqft  
Single Family on 0.00 Acres

Beau Val, Beaumont, AB

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. 2 bedrooms and 2 bathrooms, 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	\$394,900
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 Detector  
Parking Single Garage Attached

### Interior

Appliances Air Conditioning-Central, Dishwasher, 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 Course Nearby, Ski Hill Nearby  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed June 5th, 2025  
Days on Market 38  
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 July 13th, 2025 at 4:02am MDT