

## \$399,900 - 3101 48 Street, Beaumont

MLS® #E4440737

**\$399,900**

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	\$399,900
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
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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	11
Zoning	Zone 82



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