

## \$514,900 - 3308 47 Street, Beaumont

MLS® #E4427194

**\$514,900**

3 Bedroom, 2.50 Bathroom, 1,466 sqft

Single Family on 0.00 Acres

Beau Val, Beaumont, AB

For more information, please click on "View Listing on Realtor Website". Beautiful home situated across from a lake in a quiet cul-de-sac in Beau-Val. 2 storey, attached double garage. Huge kitchen with 5 appliances included. Open concept home with a corner fireplace in the great room. This home has 3 bedrooms and 2.5 bathrooms. The master bedroom has an ensuite and a huge walk-in closet. The second bedroom has a walk-in closet, and the third bedroom could easily be used as a bonus/media room. The interior has linoleum and carpet, rounded corners on all walls, and a textured ceiling. Completing this home is a high efficiency furnace and hot water heater, full unfinished basement. Yard is fenced and landscaped. Nearby schools: Ecole Beau Meadow Elementary, Ecole J.E. LaPointe Jr. High, Beaumont Composite High School.

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4427194  |
| Price      | \$514,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,466                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 3308 47 Street |
| Area        | Beaumont       |
| Subdivision | Beau Val       |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 0B8        |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Deck, Hot Wtr Tank-Energy Star, No Animal Home, No Smoking Home |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher - Energy Star, Dryer, Garage Opener, Hood Fan, Refrigerator, Refrigerator-Energy Star, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Asphalt, Vinyl   |
| Exterior Features | Cul-De-Sac, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                      |
|--------------|----------------------|
| Construction | Wood, Asphalt, Vinyl |
| Foundation   | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 104              |
| Zoning         | Zone 82          |



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Listing information last updated on July 6th, 2025 at 8:32pm MDT