

## \$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	85
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 June 17th, 2025 at 8:32pm MDT