

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 36  
Zoning Zone 82

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