



## 3310 47 Street Beaumont AB

\$459,000

Welcome to Beaumont. This 2 storey home offers a 3 bedroom and 3.1 bath. There has been many updates to this home, a must see to appreciate. Entering through the welcoming foyer, into the 2023 renovated kitchen with new spacious cabinets, Quartz counter tops, gas stove and updated luxury vinyl plank through out. The open concept dining area opens to the backyard. There's a great deal of natural lighting in the living room with large windows and a gas fireplace to stay warm on chilly fall nights. There's a 2 piece bath, with laundry area on the main level that was updated in 2023. Almost forgot central A/C. The upper level features updated flooring in 2022, and has 3 bedrooms and 4 pce bath; primary bedroom is roomy enough for a king sized bed, complimented with a 4 piece ensuite. The lower level has newly added 4 pce bathroom in 2023. Double attached heated/insulated garage. Fully fenced yard and deck completes this wonderful family home. Walking distance to schools, grocery stores, restaurants and parks.

Listing Presented By:



Originally Listed by:  
Royal LePage Gateway Realty

wfossen@royallepage.ca  
<https://waynefossen@royallepage.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net