



## Beaumont Alberta

\$414,900

Move-in-ready home, offering exceptional value and modern upgrades. The kitchen recently updated in 2024 with quartz countertops and newer appliances (side by side refrigerator/freezer). Major improvements include triple-pane windows (2017), stamped concrete sidewalks and patio (2022), architectural fiberglass shingles with a 50-year transferable warranty (2021), and a new furnace with tankless hot water system (2024). Luxury vinyl plank flooring runs throughout the three main levels (2024/2025). The basement features a flexible fourth bedroom with a built-in Murphy bed. No lack of storage here! The gorgeous backyard fit for entertaining with plenty of privacy, hot tub, playground children dream of, also includes a concrete pad ready for a future garage. Convenient location near parks, shopping, and the airport. (id:6769)

Family room 12' x 21'11"

Bedroom 3 8'5" x 12'6"

Bedroom 4 12'4" x 12'2"

Living room 13'5" x 13'7"

Dining room 12'5" x 14'4"

Kitchen 8'8" x 10'11"

Primary Bedroom 12'1" x 11'11"

Bedroom 2 8'7" x 10'4"

Listing Presented By:



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Park Realty

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