



## Beaumont Alberta

\$449,900

This beautiful bungalow in Beaumont offers exceptional value in a fantastic location directly across from a scenic walking trail. Enjoy convenient access to schools, public transportation, shopping, and all amenities. The spacious kitchen offers ample cabinetry with patio doors leading to a deck overlooking the fully fenced and landscaped backyard, creating the perfect setting for entertaining. A double detached garage provides plenty of parking and storage space. Significantly updated, the home features a fully renovated main floor, including the kitchen, 2 bathrooms, living room, and bedrooms. Additional upgrades included new windows, doors, vinyl plank flooring throughout, and new appliances, creating a modern living space. Further improvements include shingles replaced in 2018. The partly finished basement offers excellent future potential, featuring one bedroom, a recreation room, a laundry area, and a rough-in for a future bathroom, allowing you to complete the space to suit your needs. (id:6769)

Bedroom 4 3.58 m X 3.49 m

Utility room 3.14 m X 2.06 m

Laundry room 4.96 m X 3.26 m

Storage 3.11 m X 1.7 m

Living room 5.11 m X 4.15 m

Dining room 2.62 m X 3.94 m

Kitchen 2.66 m X 3.46 m

Primary Bedroom 3.52 m X 4.44 m

Bedroom 2 2.82 m X 3.26 m

Bedroom 3 2.55 m X 3.25 m

Listing Presented By:



Originally Listed by:  
Real Broker



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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