



## 5010 49 Street Beaumont AB

\$315,000

Charming 3-Bdrm Home with Huge Shop - Perfect for First-Time Buyers or Investors! Looking for a project with great potential? This spacious 3-bedroom, 1-bathroom home is just waiting for your personal touch! Located on a large lot, this property offers the ideal opportunity for first-time homebuyers or savvy investors looking to add value. Inside, you'll find a comfortable layout with front and back living rooms, a dedicated dining area & a quaint kitchen - perfect for creating your dream space. Outside, the property features a massive, heated shop/garage equipped with 220V power - offering loads of space for at least 3 vehicles, plus plenty of room for projects, storage, or hobbies. Conveniently located just one street over from the main shopping area in Beaumont, you'll have quick access to all the amenities you need, while still enjoying the peace and privacy of a quieter residential street. Don't miss this incredible opportunity to own a home with tons of potential in a prime location.

Listing Presented By:



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