\$629,900 - 3505 46 Avenue, Beaumont

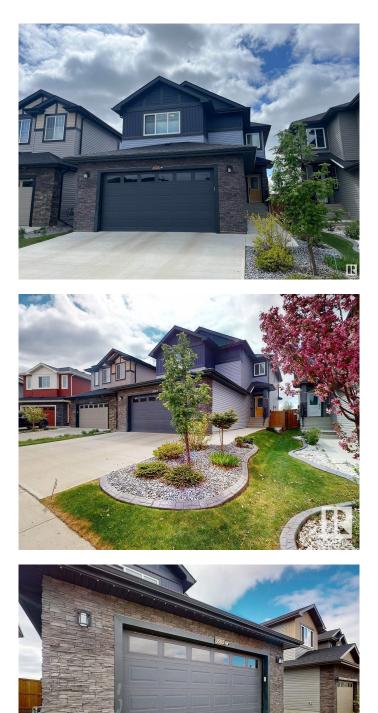
MLS® #E4438300

\$629,900

3 Bedroom, 2.50 Bathroom, 2,076 sqft Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Check out this STUNNING 2-storey in the desirable community of Forest Heights in Beaumont. The OPEN CONCEPT layout with a vaulted ceiling in the living room allows plenty of natural light throughout the house and is a perfect space for entertaining family and friends. The kitchen features stainless steel appliances, quartz countertops, and a walk-thru pantry. The flex room, 2pce bath, and mud room area lead to the GIGANTIC attached garage with high ceilings and tons of room for 3 vehicles plus more storage. Upstairs find the spacious primary room with a 5 PCE ENSUITE and walk-in closet. Two more bedrooms, laundry, 4 pce bath, and a bonus room area finish this level. Downstairs has a 9ft ceiling and 3 windows making it the perfect space for a home gym, family room, and/or future bedrooms. Other features include CENTRAL AC, separate side entrance, complete landscaping with composite deck and stamped concrete patio, and Gemstone permanent exterior lights. DON'T MISS YOUR **OPPORTUNITY TO OWN this space!**





Essential Information

MLS® #	E4438300
Price	\$629,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,076
Acres	0.00
Year Built	2020
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

3505 46 Avenue
Beaumont
Forest Heights (Beaumont)
Beaumont
ALBERTA
AB
T4X 2Y4

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, No Smoking Home, Vaulted Ceiling, Vinyl Windows, 9 ft. Basement Ceiling
Parking Spaces	3
Parking	Double Garage Attached, Tandem

Interior

Interior Features	ensuite bathroom	
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings, Projector	
Heating	Forced Air-1, Natural Gas	
Stories	2	
Has Basement	Yes	
Basement	Full, Partially Finished	

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 23rd, 2025
Days on Market	26
Zoning	Zone 82

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Listing information last updated on June 17th, 2025 at 11:47pm MDT