

## \$749,000 - 3808 46 Avenue, Beaumont

MLS® #E4432361

**\$749,000**

4 Bedroom, 2.50 Bathroom, 2,609 sqft  
Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

This stunning former show home boasts nearly 2,608 sq. ft. of meticulously designed living space, perfectly situated on a premium walkout lot with breathtaking pond views. Thoughtfully crafted with high-end upgrades throughout, it seamlessly blends elegance, comfort, and functionality. The main floor offers a spacious den, a striking open-to-above living room, and a chef-inspired kitchen featuring upgraded cabinetry and an expansive waterfall island. Upstairs, you'll find a sunlit bonus room, convenient upper-floor laundry, and a luxurious primary suite complete with a walk-in closet and a spa-like ensuite. Two additional bedrooms and a stylish full bathroom complete the upper level. Step outside to the beautifully landscaped backyard, where a concrete patio provides the perfect setting for cozy bonfire nights overlooking the serene pond.

Built in 2021

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4432361  |
| Price      | \$749,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,609                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 3808 46 Avenue            |
| Area        | Beaumont                  |
| Subdivision | Forest Heights (Beaumont) |
| City        | Beaumont                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T4X 2W4                   |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Walkout Basement, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Backs Onto Lake, Commercial, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed April 24th, 2025

Days on Market 53

Zoning Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 2:17am MDT