\$629,900 - 3505 46 Avenue, Beaumont

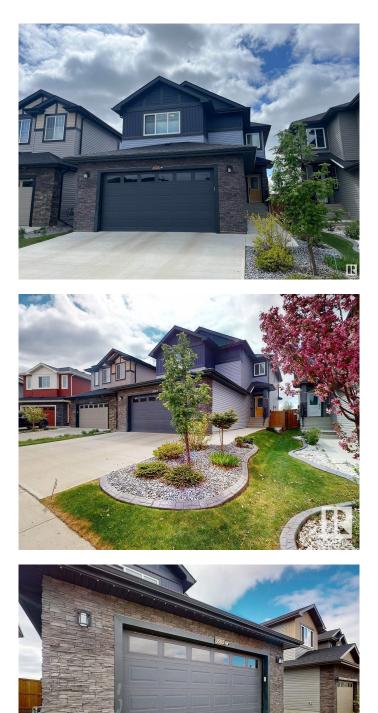
MLS® #E4438300

\$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 | 24 |
| Zoning | Zone 82 |

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Listing information last updated on June 16th, 2025 at 7:02am MDT