

## \$599,900 - 3509 46 Avenue, Beaumont

MLS® #E4446574

**\$599,900**

4 Bedroom, 2.50 Bathroom, 2,203 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

This residence features a total of 4 Bedrooms and 2.5 Bathrooms. It is a newly Elegant home offer main floor/ OFFICE, Walkin Pantry , OPEN TO BELOW and SIDE ENTRANCE. Total of 4 BEDS and 2.5 Full BATHS. The main floor offers an open concept entertaining area w/Kitchen, dining & living room. The kitchen offers a large island w/eating bar & Quartz counter tops, a large dining space and a pantry .With high ceilings that are open to the second level and a cozy fireplace, the living room is the perfect space and lots windows to gather the family. Completing this floor bedroom/den. Upstairs you will find the additional 3 bedrooms (including the HUGE master w/ private ensuite), a bonus room, laundry & the third bathroom. The basement has a SEPARATE ENTRANCE and awaits your personal touch.Only minutes to Edmonton and a short drive to the Airport, Anthony Henday, Calgary Trail & Shopping Centres.

Built in 2020

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446574  |
| Price     | \$599,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,203                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 3509 46 Avenue            |
| Area        | Beaumont                  |
| Subdivision | Forest Heights (Beaumont) |
| City        | Beaumont                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T4X 2Y4                   |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Portable, Dryer, Garage Control, Microwave Hood Fan, Oven-Microwave, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | None  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 7              |
| Zoning         | Zone 82        |



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Listing information last updated on July 15th, 2025 at 6:02am MDT