

\$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

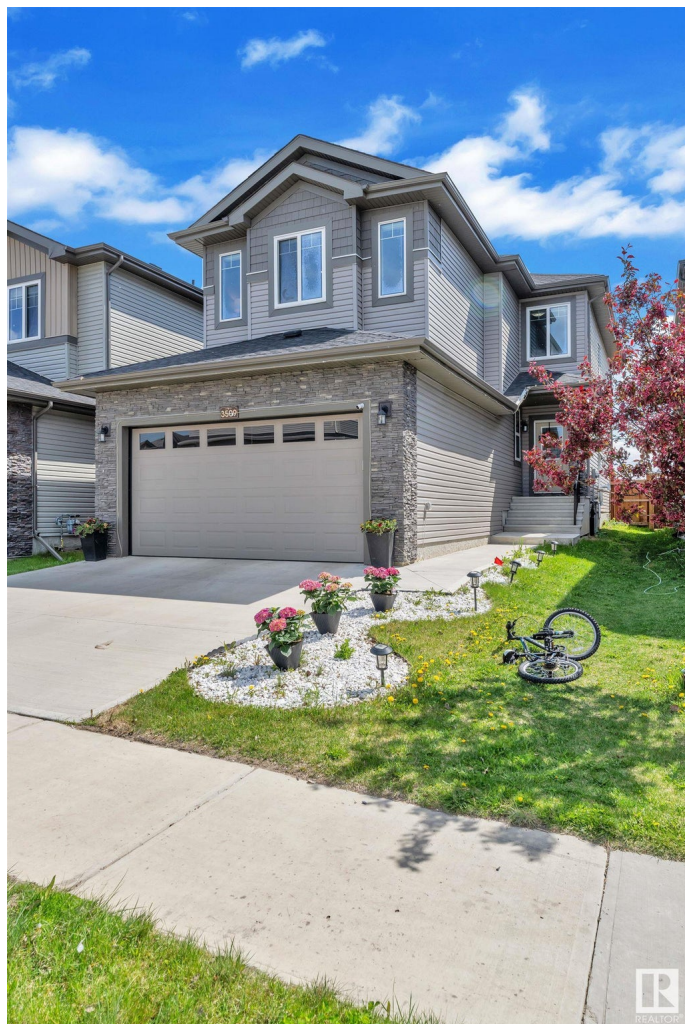
This residence features a total of 4 Bedrooms and 2.5 Bathrooms. It is a newly Elegant home offer main floor/ OFFICE, Walkin Pantry , OPEN TO BELOW and SIDE ENTRANCE.

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 6
Zoning Zone 82



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Listing information last updated on July 14th, 2025 at 10:17am MDT