

\$500,500 - 4912 46 Street, Beaumont

MLS® #E4427805

\$500,500

4 Bedroom, 3.00 Bathroom, 1,817 sqft

Single Family on 0.00 Acres

Beau Meadow, Beaumont, AB

Welcome to this exceptional brand new custom-built luxury duplex on the corner lot, offering 4 bedrooms and 3 bathrooms, perfectly situated in the cul-de-sac. This house comes with a beautiful kitchen with center island and spacious pantry. Upper floor has a bonus room, 2 bedrooms with walk-in closets and sharing bathroom, laundry room and master bedroom with 5pc ensuite. The basement offers 9' ceiling, a side entrance, providing the potential for a future 2-bedroom legal suite. Massive windows throughout the home to flood the space with natural light, creating a bright, welcoming atmosphere. Must-see!!

Built in 2024

Essential Information

MLS® #	E4427805
Price	\$500,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,817
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex



Style	2 Storey
Status	Active

Community Information

Address	4912 46 Street
Area	Beaumont
Subdivision	Beau Meadow
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T6X 1H9

Amenities

Amenities	Ceiling 9 ft., HRV System, 9 ft. Basement Ceiling
Parking	Over Sized, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Cul-De-Sac, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 27th, 2025
Days on Market	81
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 6:47am MDT