\$609,900 - 3505 46 Avenue, Beaumont

MLS® #E4438300

\$609,900

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!

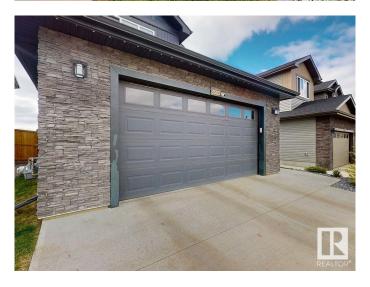
Built in 2020

Essential Information

MLS® # E4438300 Price \$609,900







Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,076

Acres 0.00

Year Built 2020

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 3505 46 Avenue

Area Beaumont

Subdivision Forest Heights (Beaumont)

City Beaumont County ALBERTA

Province AB

Postal Code 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 28

Zoning Zone 82

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