

## \$849,900 - 3808 46 Av, Beaumont

MLS® #E4422346

**\$849,900**

3 Bedroom, 2.50 Bathroom, 2,609 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

This breathtaking former show home offers almost 2608 sqft of living space sits on a premium walkout lot with stunning pond views. Designed with high-end upgrades, it offers elegance, comfort, and functionality. The main floor features a spacious den, an open-to-above living room, and a dream kitchen with upgraded cabinets and a massive waterfall island. Upstairs, a bright bonus room, upper-floor laundry, and a luxurious master suite with a walk-in closet and spa-like ensuite await. Two additional bedrooms and a stylish bathroom complete the level. The beautifully designed backyard boasts a concrete pad, perfect for bonfire nights by the pond.

Built in 2021

### Essential Information

MLS® #	E4422346
Price	\$849,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,609
Acres	0.00
Year Built	2021
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3808 46 Av
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2W4

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Lake, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 21st, 2025
Days on Market	54
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 April 16th, 2025 at 11:17am MDT