

\$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 | 49 |
| Zoning | Zone 82 |

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 10th, 2025 at 9:31pm MDT