

## \$739,000 - 3808 46 Avenue, Beaumont

MLS® #E4432361

**\$739,000**

4 Bedroom, 2.50 Bathroom, 2,609 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

This stunning former show home boasts nearly 2,608 sq. ft. of meticulously designed living space, perfectly situated on a premium walkout lot with breathtaking pond views. Thoughtfully crafted with high-end upgrades throughout, it seamlessly blends elegance, comfort, and functionality. The main floor offers a spacious den, a striking open-to-above living room, and a chef-inspired kitchen featuring upgraded cabinetry and an expansive waterfall island. Upstairs, you'll find a sunlit bonus room, convenient upper-floor laundry, and a luxurious primary suite complete with a walk-in closet and a spa-like ensuite. Two additional bedrooms and a stylish full bathroom complete the upper level. Step outside to the beautifully landscaped backyard, where a concrete patio provides the perfect setting for cozy bonfire nights overlooking the serene pond.

Built in 2021

### Essential Information

MLS® #	E4432361
Price	\$739,000
Bedrooms	4
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 Avenue
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2W4

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Walkout Basement, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

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

### Exterior

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

**Additional Information**

Date Listed            April 24th, 2025  
Days on Market      84  
Zoning                Zone 82

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