# \$629,900 - 3505 46 Avenue, Beaumont

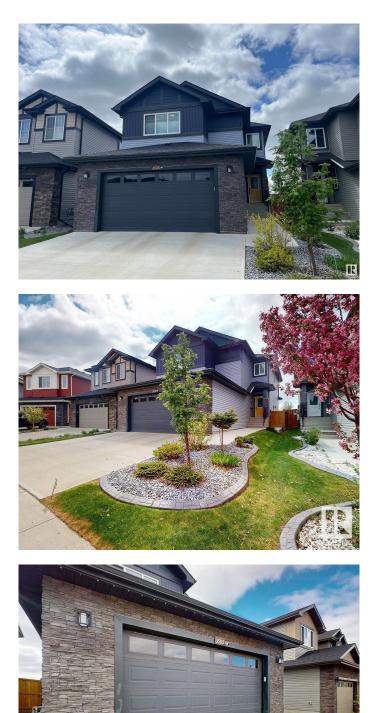
MLS® #E4438300

#### \$629,900

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!** 





#### **Essential Information**

| MLS® # | E4438300  |
|--------|-----------|
| Price  | \$629,900 |

| Bedrooms       | 3                      |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,076                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

# **Community Information**

| 3505 46 Avenue            |
|---------------------------|
| Beaumont                  |
| Forest Heights (Beaumont) |
| Beaumont                  |
| ALBERTA                   |
| AB                        |
| T4X 2Y4                   |
|                           |

### Amenities

| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, No Smoking Home,<br>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,<br>Garage Opener, Hood Fan, Oven-Microwave, Refrigerator,<br>Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings,<br>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 | 23             |
| Zoning         | Zone 82        |

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Listing information last updated on June 15th, 2025 at 1:02pm MDT