

## **\$699,900 - 3608 46 Avenue, Beaumont**

MLS® #E4438262

**\$699,900**

6 Bedroom, 4.00 Bathroom, 2,441 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

MINT CONDITION , Very Well Kept 2450 Sq ft House with 4+2 bedrooms & 3+1 Full bathroom with FULLY FINISHED Basement with KITCHEN house in Forest Height Beaumont,, Minutes away from Edmonton, Nisku & Airport.. on main floor Open to Below Family room with Fireplace, Modern Main Kitchen + SPICE Kitchen with \*\*STAINLESS STEEL Appliance\*\* & Quartz Countertops, Dinning area with Patio door have access to sun Deck & Fully Landscaped Yard, Bedroom/Den & Full Bathroom Complete the main floor. maple spindle railing leads to 2nd level, Above garage Master bedroom with ensuite & walk-in closet, other 2 bedrooms & full bathroom, walk-in Laundry with Washer & Dryer & Bonus Room for Entertainment.. Professionally FULLY FINISHED Basement with SEPARATE ENTRY Have 2 Bedroom & Full bath and kitchen. Fully Fenced & Landscaped Yard,, other features Upgraded Lightning, Tiles on Main Floor, & MUCH MORE,, Close to Airport, Schools, Park & Shopping ETC..

Built in 2019

### **Essential Information**

MLS® # E4438262

Price \$699,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,441                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 3608 46 Avenue            |
| Area        | Beaumont                  |
| Subdivision | Forest Heights (Beaumont) |
| City        | Beaumont                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T4X 2W3                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft., Deck    |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                             |
| Stories           | 3                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Finished                                                        |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Vinyl                      |
| Exterior Features | Fenced, Landscaped, No Back Lane |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Vinyl                      |
| Foundation        | Concrete Perimeter               |

### Additional Information

Date Listed May 23rd, 2025

Days on Market 76

Zoning Zone 82

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Listing information last updated on August 7th, 2025 at 5:02am MDT