

## **\$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 73

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 August 4th, 2025 at 4:47am MDT