

## \$609,900 - 3505 46 Avenue, Beaumont

MLS® #E4438300

**\$609,900**

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!**

Built in 2020

### Essential Information

MLS® # E4438300

Price \$609,900



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

### Community Information

Address	3505 46 Avenue
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2Y4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, No Smoking Home, 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, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings, 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	28
Zoning	Zone 82

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Listing information last updated on June 20th, 2025 at 2:02pm MDT