

\$489,000 - 7123 46a Street, Beaumont

MLS® #E4455483

\$489,000

3 Bedroom, 2.50 Bathroom, 1,491 sqft
Single Family on 0.00 Acres

Le Reve, Beaumont, AB

Welcome to your new home in the beautiful community of Le Reve, this stunning 2-storey home built by Sterling homes offers a modern and spacious layout with 3 bedrooms and 2.5 bathrooms . The open-concept design seamlessly blends the living, dining, and kitchen areas perfect for entertaining family and friends. Upstairs, the master bedroom is a true retreat, featuring a 4-piece ensuite and a spacious walk-in closet. The two additional secondary bedrooms share a well-appointed common bathroom. Youâ€™ll also find a generously sized bonus room, perfect for extra living space, along with the convenience of upstairs laundry. Enjoy outdoor living with a private deck, fully fenced landscaped yard, and rear double detached garage offering convenience and additional storage. The full unfinished basement with Separate Entrance provides excellent potential for future development.



Built in 2023

Essential Information

MLS® #	E4455483
Price	\$489,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	1,491
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	7123 46a Street
Area	Beaumont
Subdivision	Le Reve
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3B1

Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, See Remarks
Parking	Double Garage Detached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 30th, 2025

Days on Market 5

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 September 4th, 2025 at 12:48pm MDT