

## \$679,900 - 4022 46 Avenue, Beaumont

MLS® #E4432427

**\$679,900**

3 Bedroom, 2.50 Bathroom, 2,462 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Welcome to this stunning 2,461 sq ft home located in the beautiful Forest Heights community, just steps from scenic walking trails. This thoughtfully designed home features a striking open-to-below main living area that fills the space with natural light. The main floor includes a dedicated office, perfect for working from home, and a spacious mudroom off the oversized double garage with built-in organization. The chef-inspired kitchen offers built-in appliances, a gas stove, a huge island, walk-through pantry, and a stylish wine/coffee bar area—ideal for entertaining. Upstairs, you’ll find a large bonus room, convenient laundry, and three spacious bedrooms including a luxurious primary suite with a 5-piece ensuite and walk-in closet. The unfinished basement with a separate side entrance offers incredible potential for a future suite or customized space. This home blends functionality, luxury, and location—don’t miss the opportunity to make it yours!

Built in 2022

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4432427  |
| Price     | \$679,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,462                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4022 46 Avenue            |
| Area        | Beaumont                  |
| Subdivision | Forest Heights (Beaumont) |
| City        | Beaumont                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T4X 2A8                   |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Detectors Smoke, No Smoking Home |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Over Sized                |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Ecole Beau Meadow School |
| Middle     | Ecole JE Lapointe School |
| High       | Beaumont Composite High  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 3                |
| 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 April 27th, 2025 at 8:02am MDT