

\$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 75

Zoning Zone 82

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Listing information last updated on August 6th, 2025 at 6:02am MDT