

## \$584,900 - 3505 46 Avenue, Beaumont

MLS® #E4448400

**\$584,900**

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® # E4448400

Price \$584,900



|                |                        |
|----------------|------------------------|
| 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    | July 17th, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 82         |

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Listing information last updated on August 6th, 2025 at 4:02am MDT