

## \$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

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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	30
Zoning	Zone 82

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