

Courtesy Of Trevor Bearchell Of RE/MAX Discover

## \$669,900 - 3713 46 Avenue, Beaumont

MLS® #E4459836

**\$669,900**

4 Bedroom, 3.50 Bathroom, 2,165 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Welcome to this stunning 2,200 sq ft two-story home located in the desirable community of Forest Heights. This modern home blends style and comfort with expansive ceilings and gorgeous tiling that creates a bright, open atmosphere throughout. The thoughtfully designed main floor showcases a contemporary kitchen with sleek finishes, a spacious dining area, and an inviting living room perfect for entertaining or relaxing. Upstairs, generously sized bedrooms and bonus area provide comfort for the whole family, while the primary suite offers a private retreat with a walk-in closet and spa-inspired ensuite. Large windows fill the home with natural light, enhancing the modern design. A double attached garage and beautifully landscaped yard complete the package. Close to schools, parks, and amenities, this luxurious 4 bed/4 bath home features Astoria exterior lighting, composite decking, professionally developed basement, quartz countertops and more. This home is a MUST SEE! 15 Minutes to YEG and South Edmonton!

Built in 2018

### Essential Information

MLS® # E4459836

Price \$669,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,165                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 3713 46 Avenue            |
| Area        | Beaumont                  |
| Subdivision | Forest Heights (Beaumont) |
| City        | Beaumont                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T4X 2W4                   |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Deck, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                           |
| Parking        | Double Garage Attached                                      |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                       |
| Fireplaces        | Stone Facing                                                                                                                                              |
| Stories           | 3                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                            |

### Exterior

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 8                    |
| Zoning         | Zone 82              |

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Listing information last updated on October 4th, 2025 at 10:17pm MDT