

\$849,000 - 4017 46 Avenue, Beaumont

MLS® #E4459466

\$849,000

3 Bedroom, 2.50 Bathroom, 1,555 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Spectacular WALK-OUT bungalow backing on private greenspace & siding walking trail. This 4 yr old home was masterfully built by AR Homes. The open concept

Living/Dining/Kitchen offers soaring 10ft ceilings & is flooded w/ natural light from all the windows from the South & East - not to mention the stunning private views. The exquisite kitchen features large eat-up island, quartz counters, abundance of white cabinetry, undercabinet lighting, showstopper 36" gas range plus huge walk-through pantry with standup freezer & microwave. The main level also boasts a stunning Primary Suite w/ an ensuite anyone can relax in. You can also enjoy the added convenience of access to the laundry room through the walk-through closet plus an additional den. The lower level features in-floor heating, 9ft ceilings, a huge rec room with another gas fireplace plus wetbar, 2 large bedrooms, another full bath & den/flex room. The triple attached garage is heated, has polyaspartic floors, drain & cold water faucet. Shows 10+

Built in 2021

Essential Information

MLS® # E4459466

Price \$849,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,555
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4017 46 Avenue
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2A8

Amenities

Amenities	Air Conditioner, Bar, Ceiling 10 ft., Ceiling 9 ft., Deck, Walkout Basement, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Heated, Over Sized, Triple Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings, TV Wall Mount, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes

Basement Full, Finished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees, Fenced, No Back Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Beau Meadows

Middle J.E. Lapointe

High Beaumont Composite High

Additional Information

Date Listed September 25th, 2025

Days on Market 12

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 October 7th, 2025 at 2:48pm MDT