

\$849,900 - 3808 46 Av, Beaumont

MLS® #E4422346

\$849,900

3 Bedroom, 2.50 Bathroom, 2,609 sqft
Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

This breathtaking former show home offers almost 2608 sqft of living space sits on a premium walkout lot with stunning pond views. Designed with high-end upgrades, it offers elegance, comfort, and functionality. The main floor features a spacious den, an open-to-above living room, and a dream kitchen with upgraded cabinets and a massive waterfall island. Upstairs, a bright bonus room, upper-floor laundry, and a luxurious master suite with a walk-in closet and spa-like ensuite await. Two additional bedrooms and a stylish bathroom complete the level. The beautifully designed backyard boasts a concrete pad, perfect for bonfire nights by the pond.

Built in 2021

Essential Information

MLS® #	E4422346
Price	\$849,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,609
Acres	0.00
Year Built	2021
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3808 46 Av
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2W4

Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Lake, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 21st, 2025
Days on Market	50
Zoning	Zone 82

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