

# \$479,999 - 7137 46a Street, Beaumont

MLS® #E4442139

**\$479,999**

3 Bedroom, 2.50 Bathroom, 1,701 sqft  
Single Family on 0.00 Acres

Beaumont, Beaumont, AB

Modern 3-Bed Home in Sought-After Beaumont – Just 1 Year Old! Welcome to your next home in the heart of Beaumont! 3 minute drive to Walker Lake Plaza. This beautiful single-family home, full unfinished basement, built just one year ago, offers the perfect blend of modern style and family-friendly functionality. With 3 spacious bedrooms with 2.5 bathrooms, there's room for everyone to live, work, and relax in comfort. Step inside to discover an open-concept layout with contemporary finishes, large windows that flood the space with natural light, and a thoughtfully designed kitchen perfect for entertaining. Located in one of Beaumont’s most popular and growing communities, you're just minutes from schools, parks, shopping, and all the amenities you need.

Built in 2024

## Essential Information

MLS® #	E4442139
Price	\$479,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,701



Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7137 46a Street
Area	Beaumont
Subdivision	Beaumont
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3B1

### Amenities

Amenities	Detectors Smoke
Parking	Parking Pad Cement/Paved

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Flat Site, Not Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 12th, 2025
Days on Market	66

## 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 August 17th, 2025 at 8:47pm MDT