

## \$599,000 - 3607 46 Avenue, Beaumont

MLS® #E4456738

**\$599,000**

3 Bedroom, 2.50 Bathroom, 2,202 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

This stunning 2,200+ sq. ft. 2-story home offers the perfect blend of style and functionality! Featuring 4 spacious bedrooms + a bonus room, 2.5 baths, and a double attached garage, this property is ideal for families seeking both comfort and convenience. Step inside to an inviting open-to-above living area, filled with natural light and a warm, welcoming atmosphere. The home is neat, clean, and move-in ready with generously sized bedrooms to accommodate every need. A separate entry to the basement provides excellent potential for future development or rental opportunities. Outside, enjoy your private backyard retreat complete with a hot tub (optional, price to be discussed if interested)â€”perfect for relaxation and entertaining! Located on a regular lot in a family-friendly community, this gem truly has it all. Donâ€™t miss out on this incredible opportunity.

Built in 2019

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456738  |
| Price      | \$599,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,202                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 3607 46 Avenue            |
| Area        | Beaumont                  |
| Subdivision | Forest Heights (Beaumont) |
| City        | Beaumont                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T4X 2W3                   |

### **Amenities**

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Gazebo, Hot Tub |
| Parking   | Double Garage Attached               |

### **Interior**

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Fireplace         | Yes                                                                                                                                    |
| Fireplaces        | Wall Mount                                                                                                                             |
| Stories           | 2                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                       |

### **Exterior**

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                               |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Vinyl Shingles                                                                   |
| Construction      | Wood, Stone, Vinyl                                                               |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Ecole Bellevue School  
Middle                              Ecole J.E.Lapointe School  
High                                 Composite High School

**Additional Information**

Date Listed                      September 8th, 2025  
Days on Market                38  
Zoning                              Zone 82

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Listing information last updated on October 16th, 2025 at 2:32am MDT