Courtesy Of Ketan Asodariya Of Exp Realty

$739,900 - 3808 46 Avenue, Beaumont

MLS® #E4453847

$739,900
4 Bedroom, 2.50 Bathroom, 2,609 sqft
Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

This stunning former show home boasts nearly 2,608 sq. ft. of meticulously designed living space, perfectly situated on a premium walkout lot with breathtaking pond views. Thoughtfully crafted with high-end upgrades throughout, it seamlessly blends elegance, comfort, and functionality. The main floor offers a spacious den, a striking open-to-above living room, and a chef-inspired kitchen featuring upgraded cabinetry and an expansive waterfall island. Upstairs, you'll find a sunlit bonus room, convenient upper-floor laundry, and a luxurious primary suite complete with a walk-in closet and a spa-like ensuite. Two additional bedrooms and a stylish full bathroom complete the upper level. Step outside to the beautifully landscaped backyard, where a concrete patio provides the perfect setting for cozy bonfire nights overlooking the serene pond.

Built in 2021

Essential Information

MLS® #	E4453847
Price	$739,900
Bedrooms	4
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 Avenue
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2W4

Amenities

Amenities	Ceiling 9 ft., Deck, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 20th, 2025

Days on Market	15
Zoning	Zone 82

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