

## **\$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        14

Zoning                      Zone 82

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Listing information last updated on October 9th, 2025 at 3:32am MDT