

## \$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 5

Zoning Zone 82

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