

\$599,000 - 3607 46 Av, Beaumont

MLS® #E4456738

\$599,000

3 Bedroom, 3.00 Bathroom, 2,202 sqft

Single Family on 0.09 Acres

Forest Heights (Beaumont), Beaumont, Alberta

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. (id:6289)

Built in 2019

Essential Information

Listing #	E4456738
Price	\$599,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,202



Acres	0.09
Year Built	2019
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3607 46 Av
Subdivision	Forest Heights (Beaumont)
City	Beaumont
Province	Alberta
Postal Code	T4X2W3

Amenities

Amenities	Airport, Golf Course, Playground, Schools, Shopping, Ceiling - 9ft
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Hood Fan, Refrigerator, Stove, Washer, Window Coverings
Heating	Forced air
Fireplace	Yes
Fireplaces	Electric
# of Stories	2

Listing Details

Listing Office	Initia Real Estate
----------------	--------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 30th, 2025 at 4:01pm MDT