

\$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) – perfect for relaxation and entertaining! Located on a regular lot in a family-friendly community, this gem truly has it all. Don'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 37
Zoning Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on October 15th, 2025 at 2:02pm MDT