

\$699,900 - 3608 46 Avenue, Beaumont

MLS® #E4438262

\$699,900

6 Bedroom, 4.00 Bathroom, 2,441 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

MINT CONDITION , Very Well Kept 2450 Sq ft House with 4+2 bedrooms & 3+1 Full bathroom with FULLY FINISHED Basement with KITCHEN house in Forest Height Beaumont,, Minutes away from Edmonton, Nisku & Airport.. on main floor Open to Below Family room with Fireplace, Modern Main Kitchen + SPICE Kitchen with **STAINLESS STEEL Appliance** & Quartz Countertops, Dinning area with Patio door have access to sun Deck & Fully Landscaped Yard, Bedroom/Den & Full Bathroom Complete the main floor. maple spindle railing leads to 2nd level, Above garage Master bedroom with ensuite & walk-in closet, other 2 bedrooms & full bathroom, walk-in Laundry with Washer & Dryer & Bonus Room for Entertainment.. Professionally FULLY FINISHED Basement with SEPARATE ENTRY Have 2 Bedroom & Full bath and kitchen. Fully Fenced & Landscaped Yard,, other features Upgraded Lightning, Tiles on Main Floor, & MUCH MORE,, Close to Airport, Schools, Park & Shopping ETC..

Built in 2019

Essential Information

MLS® # E4438262

Price \$699,900



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,441
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3608 46 Avenue
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2W3

Amenities

Amenities	Ceiling 9 ft., Deck
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed May 23rd, 2025

Days on Market 94

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 August 25th, 2025 at 12:32am MDT