

## \$679,900 - 4022 46 Avenue, Beaumont

MLS® #E4432427

**\$679,900**

3 Bedroom, 2.50 Bathroom, 2,462 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Welcome to this stunning 2,461 sq ft home located in the beautiful Forest Heights community, just steps from scenic walking trails. This thoughtfully designed home features a striking open-to-below main living area that fills the space with natural light. The main floor includes a dedicated office, perfect for working from home, and a spacious mudroom off the oversized double garage with built-in organization. The chef-inspired kitchen offers built-in appliances, a gas stove, a huge island, walk-through pantry, and a stylish wine/coffee bar area—ideal for entertaining. Upstairs, you’ll find a large bonus room, convenient laundry, and three spacious bedrooms including a luxurious primary suite with a 5-piece ensuite and walk-in closet. The unfinished basement with a separate side entrance offers incredible potential for a future suite or customized space. This home blends functionality, luxury, and location—don’t miss the opportunity to make it yours!

Built in 2022

### Essential Information

MLS® #	E4432427
Price	\$679,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,462
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4022 46 Avenue
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2A8

### Amenities

Amenities	Air Conditioner, Detectors Smoke, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Ecole Beau Meadow School
Middle	Ecole JE Lapointe School
High	Beaumont Composite High

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	5
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 April 29th, 2025 at 8:02am MDT