\$519,900 - 7135 46a St Street, Beaumont

MLS® #E4445784

\$519.900

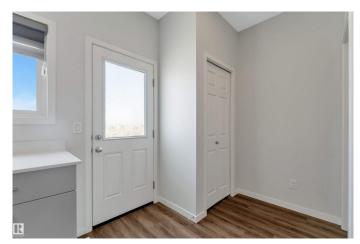
4 Bedroom, 3.50 Bathroom, 1,475 sqft Single Family on 0.00 Acres

Le Reve, Beaumont, AB

Exceptional Brand New Single Family with legal suite in Le RÃave Built by Sterling Homes - This detached single-family home offers 3 beds, 2.5 baths upstairs plus a fully legal 1-bed basement suiteâ€"already rented out for immediate income! Quartz countertops throughout, LVP flooring on the main floor and upper wet areas, and plush carpet upstairs. Basement suite features LVP in living area and carpet in the bedroom. Includes full Samsung stainless steel appliance packages for both units (2 stoves, 2 dishwashers, 2 fridges, 2 OTRs, 2 laundry sets). Green Built Certified for energy efficiency with lower utility bills. Features include HRV system for fresh, clean air, 2 furnaces and independent ventilation for both units Smart home features: Ring doorbell, smart thermostat, and keypad lock. Alberta New Home Warranty in place: 2 yrs systems, 5 yrs envelope, 9 yrs structure. Located right off 50 St with quick access to Edmonton and all amenities. Front landscaping will be completed by the current homeowner!







Built in 2024

Essential Information

MLS® # E4445784 Price \$519,900 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,475

Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

Community Information

Address 7135 46a St Street

Area Beaumont

Subdivision Le Reve

City Beaumont

County ALBERTA

Province AB

Postal Code T4X 3B1

Amenities

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Front Porch, Hot Water

Electric, Low Flow Faucets/Shower, Smart/Program. Thermostat, HRV

System, 9 ft. Basement Ceiling

Parking Parking Pad Cement/Paved

Interior

Interior Features ensuite bathroom

Appliances Dishwasher - Energy Star, Window Coverings, Dryer-Two,

Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood

Fan-Two

Heating Forced Air-2, Natural Gas

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

Exterior

Exterior See Remarks, Vinyl

Exterior Features Airport Nearby, Back Lane, Golf Nearby, Partially Landscaped, Schools

Roof Fiberglass

Construction See Remarks, Vinyl Foundation Concrete Perimeter

Additional Information

Date Listed July 4th, 2025

Days on Market 104

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 16th, 2025 at 2:32am MDT