

Courtesy Of Trevor Bearchell Of RE/MAX Discover

\$669,900 - 3713 46 Avenue, Beaumont

MLS® #E4459836

\$669,900

4 Bedroom, 3.50 Bathroom, 2,165 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Welcome to this stunning 2,200 sq ft two-story home located in the desirable community of Forest Heights. This modern home blends style and comfort with expansive ceilings and gorgeous tiling that creates a bright, open atmosphere throughout. The thoughtfully designed main floor showcases a contemporary kitchen with sleek finishes, a spacious dining area, and an inviting living room perfect for entertaining or relaxing. Upstairs, generously sized bedrooms and bonus area provide comfort for the whole family, while the primary suite offers a private retreat with a walk-in closet and spa-inspired ensuite. Large windows fill the home with natural light, enhancing the modern design. A double attached garage and beautifully landscaped yard complete the package. Close to schools, parks, and amenities, this luxurious 4 bed/4 bath home features Astoria exterior lighting, composite decking, professionally developed basement, quartz countertops and more. This home is a MUST SEE! 15 Minutes to YEG and South Edmonton!

Built in 2018

Essential Information

MLS® # E4459836

Price \$669,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,165
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3713 46 Avenue
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2W4

Amenities

Amenities	Deck, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

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

Additional Information

Date Listed	September 27th, 2025
Days on Market	19
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 2:02am MDT