

\$598,500 - 3707 48 Avenue, Beaumont

MLS® #E4416610

\$598,500

4 Bedroom, 3.50 Bathroom, 1,889 sqft

Single Family on 0.00 Acres

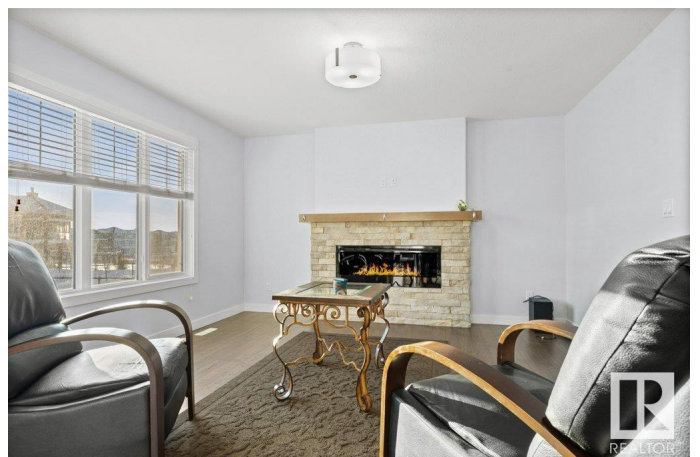
Forest Heights (Beaumont), Beaumont, AB

This Forest Heights two storey home has it all, featuring a fully finished basement with a legal one-bedroom suite—ideal for extended family living or generating rental income. The main floor features an open concept layout with a modern kitchen, quartz countertops, island, hardwood flooring, bright south facing kitchen and living room. Upstairs has 3 spacious bedrooms, bonus room and laundry, ensuite has tile flooring, corner soaker tub, separate stand up shower and dual sinks. The Basement is FULLY FINISHED with a LEGAL revenue suite with full kitchen and separate laundry. Other features include Central A/C, heated garage and backs onto walking trails. Don't miss out on this rare find!

Built in 2017

Essential Information

MLS® #	E4416610
Price	\$598,500
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,889
Acres	0.00
Year Built	2017



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3707 48 Avenue
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2B6

Amenities

Amenities	Air Conditioner, Deck, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

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

Additional Information

Date Listed	December 24th, 2024
Days on Market	80

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 March 14th, 2025 at 5:02am MDT