

## \$639,855 - 3804 48 Avenue, Beaumont

MLS® #E4441261

**\$639,855**

5 Bedroom, 3.50 Bathroom, 2,170 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Welcome to this stunning 2-storey home in Forest Heights, Beaumont, offering 2,086 sq ft of modern living space with an open, bright floor plan. Features include hardwood, vinyl and tile flooring, 9-ft ceilings, upgraded lighting, quartz countertops, and high-end finishes throughout. The main level boasts a spacious living room with 20-ft ceilings and gas fireplace, a dining nook with large windows overlooking a landscaped backyard and deck, and a fully upgraded kitchen with white cabinets, quartz countertops, backsplash, stainless steel appliances, and an island. There's also a den/office, a 2-pc bath, and an entrance for convenience. Upstairs upgraded to vinyl flooring, the bonus room with vaulted ceilings adds versatile space, the primary bedroom has a 5-piece ensuite and walk-in closet, plus two additional bedrooms and a full bath. This home includes a legal 2-bed, 1-bath in-law suite with its own side entrance. Upgrades include Vinyl flooring, Paint, Located near schools, parks, shops, and amenities.

Built in 2016

### Essential Information

MLS® # E4441261

Price \$639,855



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,170
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3804 48 Avenue
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4Z 1Y8

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Stove-Electric, Window Coverings, Dryer-Two, Washers-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

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

**Additional Information**

Date Listed	June 9th, 2025
Days on Market	6
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 June 15th, 2025 at 7:02am MDT