

\$469,888 - 4912 46 Street, Beaumont

MLS® #E4462603

\$469,888

4 Bedroom, 3.00 Bathroom, 1,836 sqft
Single Family on 0.00 Acres

Beau Meadow, Beaumont, AB

Welcome to this stunning brand-new custom duplex offering over 1,800 square feet of living space, perfectly situated on a corner lot in a quiet cul-de-sac. Thoughtfully designed for modern family living, this home features 4 spacious bedrooms and 3 full bathrooms, including a main floor three-piece bath with a walk-in shower. The main floor showcases 9-foot ceilings, a bright open layout, and a modern kitchen with a large island, walk-through pantry, and gas line for a future gas stove. Upstairs also features 9-foot ceilings, a bonus room, laundry, and two bedrooms with walk-in closets plus a beautiful primary suite with a luxurious 5-piece ensuite. The basement continues the 9-foot ceilings and has a side entrance ready for a future 2-bedroom legal suite. The single attached garage is insulated, oversized, and includes a floor drain for added convenience. A stylish, functional, and flexible home with incredible potential.

Built in 2024

Essential Information

MLS® #	E4462603
Price	\$469,888
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,836
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	4912 46 Street
Area	Beaumont
Subdivision	Beau Meadow
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T6X 1H9

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Over Sized, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Cul-De-Sac, Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 17th, 2025
Days on Market	1
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 18th, 2025 at 1:02pm MDT