

Courtesy Of Nam Kular Of KIC Realty

# \$489,900 - 3504 48 Avenue, Beaumont

MLS® #E4430465

**\$489,900**

3 Bedroom, 3.50 Bathroom, 1,624 sqft  
Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Discover the ideal family home featuring a striking red door! Welcome to the family-friendly community of Forest Heights in Beaumont. This charming two-story residence boasts impressive curb appeal and is sure to meet all your expectations. The exterior is beautifully landscaped with artificial turf, elegant trees, and a remarkable three-tier deck in the backyard, perfect for summer enjoyment. Upon entering, you are greeted by a warm and inviting atmosphere complemented by a modern floor plan. The interior showcases stunning tile flooring, a spacious living and dining area, and a functional kitchen equipped with ample storage, white cabinetry, and stainless steel appliances. A convenient two-piece bath completes the main floor. Upstairs find three bedrooms, with the primary suite featuring a coffered ceiling and a luxurious ensuite bathroom. The fully finished basement offers a large flexible space, ideal for children's activities or entertaining guests. Double det heated garage.

Built in 2017

## Essential Information

MLS® # E4430465

Price \$489,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,624
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3504 48 Avenue
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2C4

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Level Land, Low Maintenance Landscape, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 11th, 2025

Days on Market 2

Zoning Zone 82

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