

## \$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 | 8              |
| Zoning         | Zone 82        |

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Listing information last updated on June 16th, 2025 at 10:17pm MDT