# \$500,500 - 4912 46 Street, Beaumont

MLS® #E4427805

# \$500,500

4 Bedroom, 3.00 Bathroom, 1,817 sqft Single Family on 0.00 Acres

Beau Meadow, Beaumont, AB

Welcome to this exceptional brand new custom-built luxury duplex on the corner lot, offering 4 bedrooms and 3 bathrooms, perfectly situated in the cul-de-sac. This house comes with a beautiful kitchen with center island and spacious pantry. Upper floor has a bonus room, 2 bedrooms with walk-in closets and sharing bathroom, laundry room and master bedroom with 5pc ensuite. The basement offers 9' ceiling, a side entrance, providing the potential for a future 2-bedroom legal suite. Massive windows throughout the home to flood the space with natural light, creating a bright, welcoming atmosphere. Must-see!!

Built in 2024

#### **Essential Information**

MLS®# E4427805 Price \$500,500

Bedrooms 4

3.00 Bathrooms

Full Baths 3

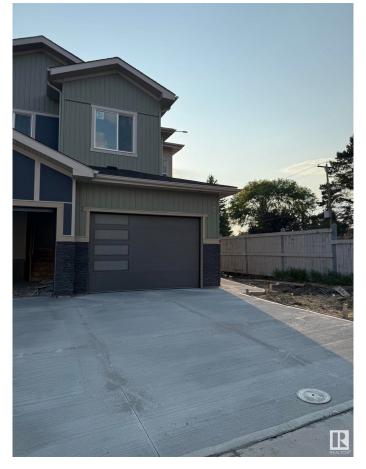
Square Footage 1,817

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., HRV System, 9 ft. Basement Ceiling

Parking Over Sized, Single Garage Attached

# Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

Stories 2

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Corner Lot, Cul-De-Sac, Playground Nearby, Public

Swimming Pool, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed March 27th, 2025

Days on Market 81

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 16th, 2025 at 6:32am MDT