

## \$609,555 - 3804 48 Avenue, Beaumont

MLS® #E4450872

### \$609,555

5 Bedroom, 3.50 Bathroom, 2,170 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Experience modern comfort with this fully equipped, move-in-ready 2170 Sqft home! Enjoy the convenience of open to above living area with 18' ceilings, main floor den / office with 3 bed 2.5 bath and bonus room, House is equipped with double washers and a built-in dryer, perfect for busy households. The kitchen shines with a built-in oven, electric countertop stove, built-in dishwasher, hood fan, and refrigerator, making cooking and cleanup a breeze. Smart garage control with opener, telus safety system hardware adds security and ease, while automated curtains, blinds, and stylish window coverings provide privacy and a touch of elegance. Plus, benefit from a 2 bed, 1 bath legal granny suite with separate entrance—ideal for mortgage support, extended family, or guests. Designed for both function and flair, this home offers the perfect blend of everyday efficiency and contemporary style. Don't miss it!

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450872  |
| Price      | \$609,555 |
| 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 | T4X 1Y8                   |

### Amenities

|           |                                                                                                                                                              |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Security Door, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                                                                       |

### Interior

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

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Asphalt, Vinyl                                     |
| Exterior Features | Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                         |

|              |                      |
|--------------|----------------------|
| Construction | Wood, Asphalt, Vinyl |
| Foundation   | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 26               |
| 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 August 27th, 2025 at 5:32pm MDT