

## \$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	1
Zoning	Zone 82

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