

## \$420,000 - 3606 48 Avenue, Beaumont

MLS® #E4461830

**\$420,000**

3 Bedroom, 2.50 Bathroom, 1,426 sqft

Single Family on 0.00 Acres

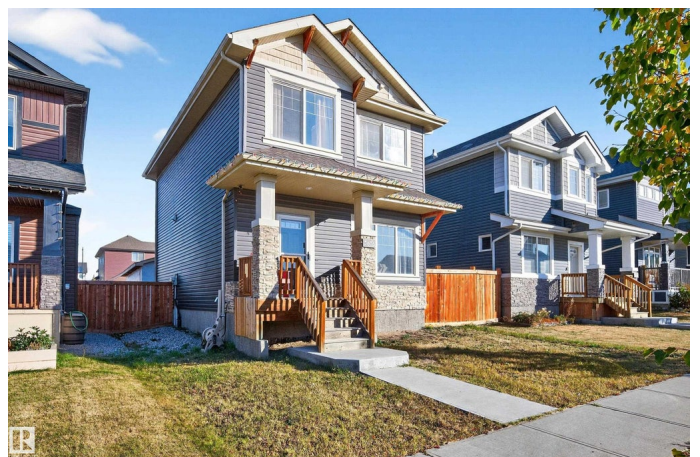
Forest Heights (Beaumont), Beaumont, AB

Perfectly located across from a park in Forest Heights, 1425sqft 2 storey home in with a 20x26 oversized double detached garage. 9" ceilings on the main floor create a bright an open concept layout. Quality laminate flooring. Great room flows into the kitchen and dining area overlooks the backyard. Modern kitchen with quartz countertops, stylish backsplash, stainless steel appliances and large sit up island. Convenient pantry, 2 piece bath and mud room with built in lockers complete this level. Upper level laundry is a dream, additinal linen closet, 4 piece bath and 3 spacious bedrooms. Primary bedroom has walk in closet and 4 piece ensuite bath. Basement is partially finished with one room but ready for full development. Low maintenance landscaping makes this one the best value in Forest Heights!

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461830  |
| Price          | \$420,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,426     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2016                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 3606 48 Avenue            |
| Area        | Beaumont                  |
| Subdivision | Forest Heights (Beaumont) |
| City        | Beaumont                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T4X 2B5                   |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Ceiling 9 ft.                      |
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached, Over Sized |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Partially Finished                                                                                            |

### Exterior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                           |
| Exterior Features | Airport Nearby, Back Lane, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                    |

### Additional Information

Date Listed                October 11th, 2025

Days on Market        7

Zoning                    Zone 82

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Listing information last updated on October 18th, 2025 at 9:32pm MDT