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

MLS® #E4427805

#### \$500,500

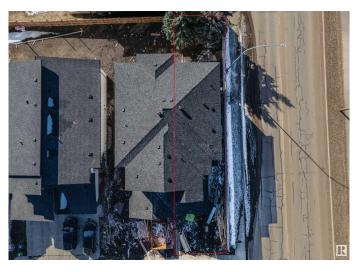
4 Bedroom, 3.00 Bathroom, 1,817 sqft Single Family on 0.00 Acres

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**

E4427805
\$500,500
4
3.00
3
1,817
0.00
2024
Single Family
Half Duplex

Style	2 Storey
Status	Active

# **Community Information**

4912 46 Street
Beaumont
Beau Meadow
Beaumont
ALBERTA
AB
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	36
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 May 1st, 2025 at 10:02pm MDT