

# \$598,500 - 3707 48 Avenue, Beaumont

MLS® #E4416610

**\$598,500**

4 Bedroom, 3.50 Bathroom, 1,889 sqft

Single Family on 0.00 Acres

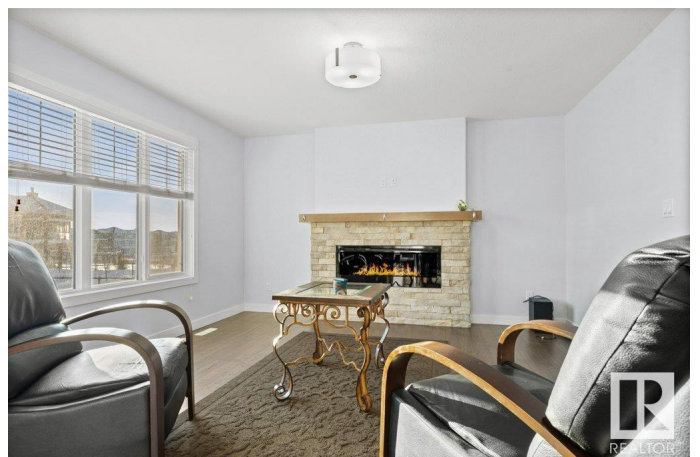
Forest Heights (Beaumont), Beaumont, AB

This Forest Heights two storey home has it all, featuring a fully finished basement with a legal one-bedroom suite—ideal for extended family living or generating rental income. The main floor features an open concept layout with a modern kitchen, quartz countertops, island, hardwood flooring, bright south facing kitchen and living room. Upstairs has 3 spacious bedrooms, bonus room and laundry, ensuite has tile flooring, corner soaker tub, separate stand up shower and dual sinks. The Basement is FULLY FINISHED with a LEGAL revenue suite with full kitchen and separate laundry. Other features include Central A/C, heated garage and backs onto walking trails. Don't miss out on this rare find!

Built in 2017

## Essential Information

MLS® #	E4416610
Price	\$598,500
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,889
Acres	0.00
Year Built	2017



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3707 48 Avenue
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2B6

### **Amenities**

Amenities	Air Conditioner, Deck, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	December 24th, 2024
Days on Market	98

## Zoning

## Zone 82

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Listing information last updated on April 1st, 2025 at 9:17am MDT