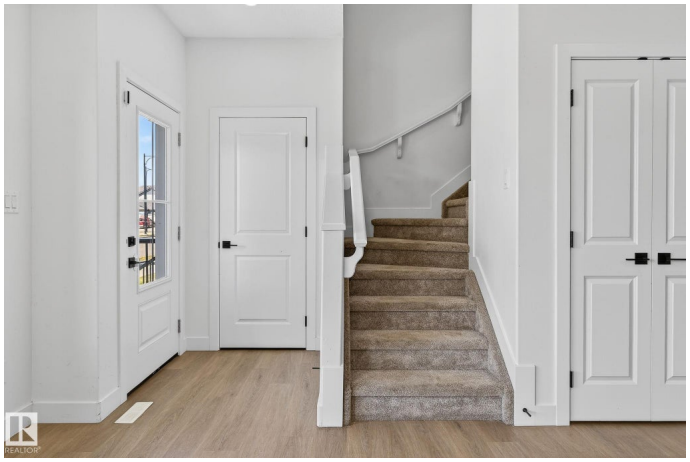
Courtesy Of Cassie Weber Of Century 21 Masters

# $515,000 - 4603 36 Street, Beaumont

MLS® #E4459442

**$515,000**
3 Bedroom, 3.00 Bathroom, 1,786 sqft
Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB



Welcome to this stunning 1786 sq ft home in the desirable community of Forest Heights, Beaumontâ€”a perfect blend of modern design and everyday functionality. From the moment you step inside, youâ€™re greeted w/ an open-concept layout bathed in natural light, seamlessly connecting the living, dining, and kitchen areas. The chefâ€™s kitchen is a true highlight, featuring sleek finishes, S/S appliances, and a spacious island ideal for gatherings. A versatile office/bdrm and a 3pc bath complete the main level, offering flexibility for guests or a work-from-home setup. Upstairs, discover 3 additional bdrms, including the primary retreat w/ a WI closet and a spa-inspired ensuite designed for relaxation. A convenient laundry room w/ ample storage completes the upper floor. The basement provides a blank canvas for your personal touch, equipped w/ a separate side entranceâ€”perfect for future development or added flexibility. Sleek, sophisticated, and thoughtfully designed, this Forest Heights home offers modern living!

Built in 2022

## Essential Information

| | |
|---|---|
| MLS® # | E4459442 |
| Price | $515,000 |

| | |
|---|---|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,786 |
| Acres | 0.00 |
| Year Built | 2022 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 4603 36 Street |
| Area | Beaumont |
| Subdivision | Forest Heights (Beaumont) |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 2W3 |

## Amenities

| | |
|---|---|
| Amenities | On Street Parking, No Smoking Home, See Remarks |
| Parking | Parking Pad Cement/Paved |

## Interior

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

## Exterior

| | |
|---|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |

| | |
|---|---|
| Foundation | Concrete Perimeter |

## Additional Information

| | |
|---|---|
| Date Listed | September 25th, 2025 |
| Days on Market | 15 |
| Zoning | Zone 82 |

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Listing information last updated on October 10th, 2025 at 8:32am MDT