

\$420,000 - 3606 48 Avenue, Beaumont

MLS® #E4461830

\$420,000

3 Bedroom, 2.50 Bathroom, 1,426 sqft

Single Family on 0.00 Acres

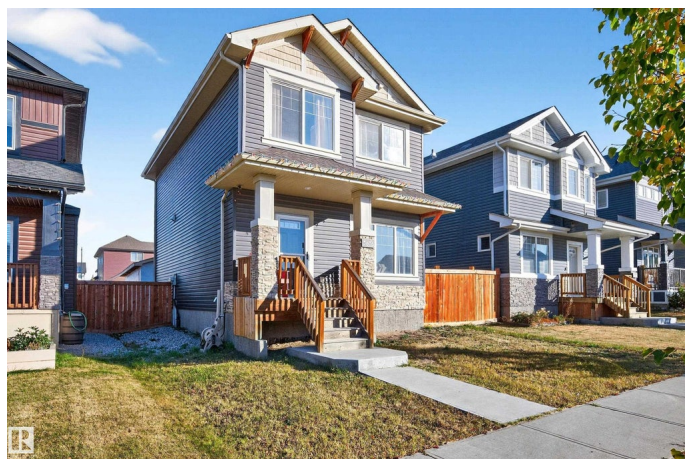
Forest Heights (Beaumont), Beaumont, AB

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

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 October 18th, 2025 at 10:02am MDT