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

MLS® #E4427805

#### \$500,500

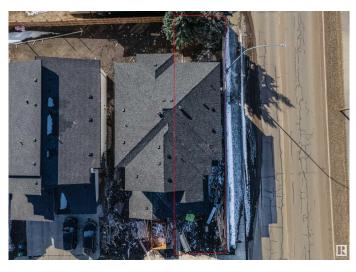
4 Bedroom, 3.00 Bathroom, 1,817 sqft Single Family on 0.00 Acres

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          |

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Listing information last updated on May 2nd, 2025 at 1:17am MDT