

# \$550,000 - 7118 46a Street, Beaumont

MLS® #E4451830

**\$550,000**

6 Bedroom, 4.00 Bathroom, 1,571 sqft  
Single Family on 0.00 Acres

Le Reve, Beaumont, AB

Welcome to Beaumont, where luxury meets convenience in this stunning 2-story home with 6 bedrooms and 4 full baths. This home is the epitome of modern living, offering ample space for the whole family to enjoy. As you enter the home, you are greeted by a grand foyer that leads into the open concept living area, perfect for entertaining guests or relaxing with loved ones. The gourmet kitchen features stainless steel appliances, granite countertops, and a large island with seating for casual dining. Full bath as well as a bedroom on the main floor. The spacious master suite is located on the upper floor and offers a peaceful retreat with a 4 piece en-suite bathroom and a walk-in closet. Two additional bedrooms are located on the upper floor as well with a 4 piece bath. Plus a large family room for family time. The basement is fully finished with 2 bedrooms, full bath and a second kitchen and living area. This home has a Detached double garage with paved lane access.

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451830  |
| Price     | \$550,000 |
| Bedrooms  | 6         |
| Bathrooms | 4.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Square Footage | 1,571                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7118 46a Street |
| Area        | Beaumont        |
| Subdivision | Le Reve         |
| City        | Beaumont        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 2J1         |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Closet Organizers, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                             |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 3                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Finished                                                                       |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                     |
| Exterior Features | Back Lane, Flat Site, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                |
| Construction      | Wood, Vinyl                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                              |

### Additional Information

Date Listed August 7th, 2025

Days on Market 91

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 November 6th, 2025 at 4:17am MST