

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

MLS® #E4427805

### \$500,500

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

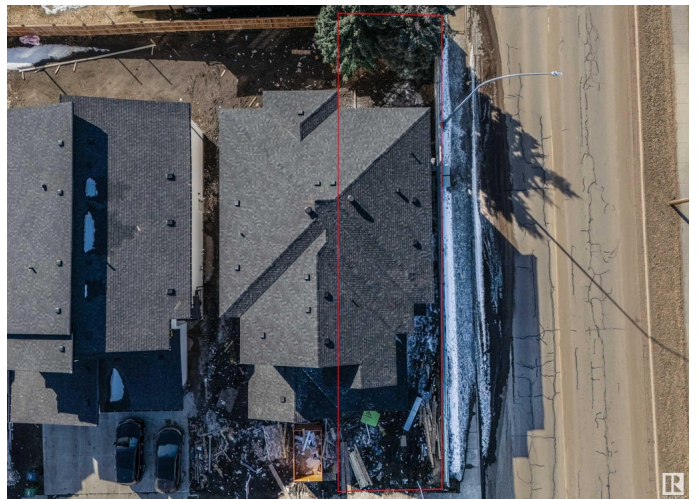
Beau Meadow, Beaumont, AB

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

MLS® #	E4427805
Price	\$500,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,817
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex



Style 2 Storey  
Status Active

### Community Information

Address 4912 46 Street  
Area Beaumont  
Subdivision Beau Meadow  
City Beaumont  
County ALBERTA  
Province AB  
Postal Code 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 10  
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 April 6th, 2025 at 1:17pm MDT