

## \$474,900 - 3510 48 Avenue, Beaumont

MLS® #E4462586

**\$474,900**

3 Bedroom, 2.50 Bathroom, 1,571 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Welcome to this bright and beautifully upgraded 2 storey home in Forest Heights, a quiet and family-friendly neighbourhood surrounded by parks, trails, and ponds. Built in 2017, this home offers just under 1,600 sq ft of thoughtfully designed living space that feels open and inviting. The main floor features a modern kitchen with tall white cabinets, granite countertops, stainless steel appliances, and a large island with seating. The dining area is spacious, and the living room offers a cozy vibe with its sleek electric fireplace. Upstairs, the primary bedroom features a coffered ceiling, walk-in closet, and a double-sink ensuite. Two additional bedrooms and a full bathroom complete the upper level. The backyard is built for summer fun with a private deck, built-in bench seating, a custom playhouse, and a large concrete pad perfect for a fire pit or outdoor games. The unfinished basement offers potential for a rec room, gym, or playroom. Close to schools and easy access to major roads.

Built in 2017

### Essential Information

MLS® # E4462586

Price \$474,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,571                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 3510 48 Avenue            |
| Area        | Beaumont                  |
| Subdivision | Forest Heights (Beaumont) |
| City        | Beaumont                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T4X 2C4                   |

### Amenities

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
| Parking   | Parking Pad Cement/Paved                                                |

### Interior

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

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                 |
| Exterior Features | Airport Nearby, Back Lane, Golf Nearby, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stone, Vinyl                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 17th, 2025

Days on Market                2

Zoning                            Zone 82

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Listing information last updated on October 19th, 2025 at 4:02am MDT