

Courtesy Of Derek Keet Of One Percent Realty

\$659,000 - 3707 47 Avenue, Beaumont

MLS® #E4428566

\$659,000

3 Bedroom, 2.50 Bathroom, 1,455 sqft
Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Stunning 45+ executive half-duplex bungalow with no condo fees! This low-maintenance home features Hardieplank siding, cultured stone, and a fully finished basement. Enjoy 9â€™™ ceilings, triple-glazed windows, a covered deck, and an outdoor lounge. Modern touches include LED pot lights, a high-efficiency zoned furnace, HRV system, A/C, and a beautiful stone fireplace. The gourmet kitchen boasts granite countertops, soft-close cabinetry, and seven appliances. Luxurious finishes include a custom-tiled ensuite shower, hardwood, tile, and custom wood shelving in all closets. The heated garage comes with a floor drain, and the property is fully landscaped with fencing and a sprinkler system. Built by Royer Homes, a trusted family-run builder in Beaumont for over 40 years. Nestled at the end of a quiet cul-de-sac!

Built in 2018

Essential Information

| | |
|------------|-----------|
| MLS® # | E4428566 |
| Price | \$659,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|---------------|
| Square Footage | 1,455 |
| Acres | 0.00 |
| Year Built | 2018 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 3707 47 Avenue |
| Area | Beaumont |
| Subdivision | Forest Heights (Beaumont) |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 2C3 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Exterior Walls- 2"x6", Vaulted Ceiling |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior | Wood, Fiber Cement |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped |
| Roof | Asphalt Shingles |
| Construction | Wood, Fiber Cement |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 2nd, 2025

Days on Market 9

Zoning Zone 82

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Listing information last updated on April 11th, 2025 at 8:02am MDT