

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 7:47pm MDT