

# \$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 5

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 7th, 2025 at 3:17am MDT