

# \$490,000 - 4912 46 Street, Beaumont

MLS® #E4450856

**\$490,000**

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 a corner lot in a quiet cul-de-sac! This stunning home offers 4 bedrooms and 3 bathrooms with a thoughtfully designed layout. The main floor features a modern kitchen with a center island and spacious pantry, perfect for family living. Upstairs you'll find a bonus room, laundry room, two bedrooms with walk-in closets and shared bathroom, plus a beautiful primary suite with a 5-piece ensuite. Enjoy the natural light from massive windows throughout. The basement features 9' ceilings and a side entrance—ideal for a future 2-bedroom legal suite. A must-see home offering style, space, and long-term potential!

Built in 2024

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4450856      |
| Price          | \$490,000     |
| 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 | HRV System, 9 ft. Basement Ceiling |
| Parking   | Over Sized                         |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Microwave Hood Fan        |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                  |
| Exterior Features | Airport Nearby, Corner Lot, Cul-De-Sac, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                  |
| Foundation        | Concrete Perimeter                                                                  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 38               |
| Zoning         | Zone 82          |

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