

\$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

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 October 19th, 2025 at 7:02am MDT