

## \$824,900 - 3907 47 Avenue, Beaumont

MLS® #E4440912

**\$824,900**

5 Bedroom, 3.50 Bathroom, 2,608 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Welcome to your dream home in the sought-after community of Forest Heights! This stunning 2-storey offers over 2,607.58 sq. ft. of beautifully finished living space—perfect for families or investors. The open-concept main floor features a chef’s kitchen with upgraded cabinetry, a massive island, and a walk-in pantry. You’ll also find a den/office off the dining area and a spacious living room with a cozy fireplace. Upstairs includes a large bonus room with its own fireplace, three bedrooms, and a full bathroom. The luxurious primary suite boasts a 5-piece ensuite and walk-in closet. The fully finished legal basement suite includes a third fireplace, two bedrooms, a full bath, and a complete kitchen—ideal for rental income or multi-generational living. Enjoy the fenced and landscaped backyard. Located near schools, parks, a pond, golf course, and just 20 minutes from Edmonton International Airport—this property is a fantastic investment opportunity!

Built in 2018

### Essential Information

MLS® #	E4440912
Price	\$824,900
Bedrooms	5
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,608
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3907 47 Avenue
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1X7

### Amenities

Amenities	See Remarks
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Airport Nearby, Corner Lot, Cul-De-Sac, Fenced, Golf Nearby, Landscaped
Roof	Asphalt Shingles

Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	11
Zoning	Zone 82

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