

## \$515,000 - 4603 36 Street, Beaumont

MLS® #E4459442

**\$515,000**

3 Bedroom, 3.00 Bathroom, 1,786 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

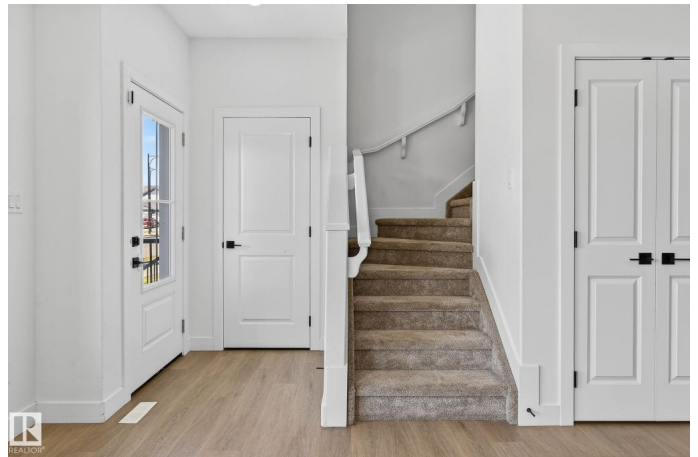
Welcome to this stunning 1786 sq ft home in the desirable community of Forest Heights, Beaumont—a perfect blend of modern design and everyday functionality. From the moment you step inside, you’re greeted w/ an open-concept layout bathed in natural light, seamlessly connecting the living, dining, and kitchen areas. The chef’s kitchen is a true highlight, featuring sleek finishes, S/S appliances, and a spacious island ideal for gatherings. A versatile office/bdrm and a 3pc bath complete the main level, offering flexibility for guests or a work-from-home setup. Upstairs, discover 3 additional bdrms, including the primary retreat w/ a WI closet and a spa-inspired ensuite designed for relaxation. A convenient laundry room w/ ample storage completes the upper floor. The basement provides a blank canvas for your personal touch, equipped w/ a separate side entrance—perfect for future development or added flexibility. Sleek, sophisticated, and thoughtfully designed, this Forest Heights home offers modern living!

Built in 2022

### Essential Information

MLS® # E4459442

Price \$515,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,786
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4603 36 Street
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2W3

### Amenities

Amenities	On Street Parking, No Smoking Home, See Remarks
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 25th, 2025

Zoning                              Zone 82

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