

\$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	1
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 August 2nd, 2025 at 1:02pm MDT