

# \$469,888 - 4912 46 Street, Beaumont

MLS® #E4462603

## \$469,888

4 Bedroom, 3.00 Bathroom, 1,836 sqft  
Single Family on 0.00 Acres

Beau Meadow, Beaumont, AB

Welcome to this stunning brand-new custom duplex offering over 1,800 square feet of living space, perfectly situated on a corner lot in a quiet cul-de-sac. Thoughtfully designed for modern family living, this home features 4 spacious bedrooms and 3 full bathrooms, including a main floor three-piece bath with a walk-in shower. The main floor showcases 9-foot ceilings, a bright open layout, and a modern kitchen with a large island, walk-through pantry, and gas line for a future gas stove. Upstairs also features 9-foot ceilings, a bonus room, laundry, and two bedrooms with walk-in closets plus a beautiful primary suite with a luxurious 5-piece ensuite. The basement continues the 9-foot ceilings and has a side entrance ready for a future 2-bedroom legal suite. The single attached garage is insulated, oversized, and includes a floor drain for added convenience. A stylish, functional, and flexible home with incredible potential.

Built in 2024

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4462603  |
| Price     | \$469,888 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Square Footage | 1,836         |
| 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 | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Over Sized, Single Garage Attached                                             |

### Interior

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

### Exterior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                      |
| Exterior Features | Airport Nearby, Corner Lot, Cul-De-Sac, Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 4                  |
| 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 21st, 2025 at 5:17am MDT