

\$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	32
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 September 2nd, 2025 at 11:02am MDT