

# \$479,999 - 7137 46a Street, Beaumont

MLS® #E4442139

**\$479,999**

3 Bedroom, 2.50 Bathroom, 1,701 sqft  
Single Family on 0.00 Acres

Beaumont, Beaumont, AB

Modern 3-Bed Home in Sought-After Beaumont – Just 1 Year Old! Welcome to your next home in the heart of Beaumont! 3 minute drive to Walker Lake Plaza. This beautiful single-family home, full unfinished basement, built just one year ago, offers the perfect blend of modern style and family-friendly functionality. With 3 spacious bedrooms with 2.5 bathrooms, there's room for everyone to live, work, and relax in comfort. Step inside to discover an open-concept layout with contemporary finishes, large windows that flood the space with natural light, and a thoughtfully designed kitchen perfect for entertaining. Located in one of Beaumont’s most popular and growing communities, you're just minutes from schools, parks, shopping, and all the amenities you need.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442139  |
| Price          | \$479,999 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,701     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7137 46a Street |
| Area        | Beaumont        |
| Subdivision | Beaumont        |
| City        | Beaumont        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T4X 3B1         |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Detectors Smoke          |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, 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 | Back Lane, Flat Site, Not Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 69              |

## Zoning

## Zone 82

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Listing information last updated on August 20th, 2025 at 1:02pm MDT