

## \$549,900 - 7135 46a St Street, Beaumont

MLS® #E4445784

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,352 sqft

Single Family on 0.00 Acres

Le Reve, Beaumont, AB

Exceptional Brand New Single Family with legal suite in Le Reve Built by Sterling Homes - This detached single-family home offers 3 beds, 2.5 baths upstairs plus a fully legal 1-bed basement suite already rented out for immediate income! Quartz countertops throughout, LVP flooring on the main floor and upper wet areas, and plush carpet upstairs. Basement suite features LVP in living area and carpet in the bedroom. Includes full Samsung stainless steel appliance packages for both units (2 stoves, 2 dishwashers, 2 fridges, 2 OTRs, 2 laundry sets). Green Built Certified for energy efficiency with lower utility bills. Features include HRV system for fresh, clean air, 2 furnaces and independent ventilation for both units Smart home features: Ring doorbell, smart thermostat, and keypad lock. Alberta New Home Warranty in place: 2 yrs systems, 5 yrs envelope, 9 yrs structure. Located right off 50 St with quick access to Edmonton and all amenities. Front landscaping will be completed by the current homeowner!

Built in 2024

### Essential Information

MLS® # E4445784

Price \$549,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,352
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7135 46a St Street
Area	Beaumont
Subdivision	Le Reve
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3B1

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Front Porch, Hot Water Electric, Low Flow Faucets/Shower, Smart/Program. Thermostat, HRV System, 9 ft. Basement Ceiling
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	See Remarks, Vinyl
Exterior Features	Airport Nearby, Back Lane, Golf Nearby, Partially Landscaped, Schools
Roof	Fiberglass
Construction	See Remarks, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	6
Zoning	Zone 82

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Listing information last updated on July 10th, 2025 at 7:02am MDT