

\$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 | 12 |
| Zoning | Zone 82 |

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Listing information last updated on July 16th, 2025 at 4:17am MDT