

## \$515,000 - 4603 36 Street, Beaumont

MLS® #E4459442

**\$515,000**

3 Bedroom, 3.00 Bathroom, 1,786 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Welcome to this stunning 1786 sq ft home in the desirable community of Forest Heights, Beaumont—a perfect blend of modern design and everyday functionality. From the moment you step inside, you™re greeted w/ an open-concept layout bathed in natural light, seamlessly connecting the living, dining, and kitchen areas. The chef™s kitchen is a true highlight, featuring sleek finishes, S/S appliances, and a spacious island ideal for gatherings. A versatile office/bdrm and a 3pc bath complete the main level, offering flexibility for guests or a work-from-home setup. Upstairs, discover 3 additional bdrms, including the primary retreat w/ a WI closet and a spa-inspired ensuite designed for relaxation. A convenient laundry room w/ ample storage completes the upper floor. The basement provides a blank canvas for your personal touch, equipped w/ a separate side entrance—perfect for future development or added flexibility. Sleek, sophisticated, and thoughtfully designed, this Forest Heights home offers modern living!

Built in 2022

### Essential Information

MLS® # E4459442

Price \$515,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,786                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4603 36 Street            |
| Area        | Beaumont                  |
| Subdivision | Forest Heights (Beaumont) |
| City        | Beaumont                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T4X 2W3                   |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | On Street Parking, No Smoking Home, See Remarks |
| Parking   | Parking Pad Cement/Paved                        |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Microwave, 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 | Airport Nearby, Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Stone, Vinyl                                                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 25th, 2025  
Days on Market                42  
Zoning                              Zone 82

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