

Courtesy Of Tyler J Ellis Of Real Broker

## \$824,900 - 3907 47 Avenue, Beaumont

MLS® #E4440912

**\$824,900**

5 Bedroom, 3.50 Bathroom, 2,608 sqft  
Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Welcome to your dream home in the sought-after community of Forest Heights! This stunning 2-storey offers over 2,607.58 sq. ft. of beautifully finished living space—perfect for families or investors. The open-concept main floor features a chef’s kitchen with upgraded cabinetry, a massive island, and a walk-in pantry. You’ll also find a den/office off the dining area and a spacious living room with a cozy fireplace. Upstairs includes a large bonus room with its own fireplace, three bedrooms, and a full bathroom. The luxurious primary suite boasts a 5-piece ensuite and walk-in closet. The fully finished legal basement suite includes a third fireplace, two bedrooms, a full bath, and a complete kitchen—ideal for rental income or multi-generational living. Enjoy the fenced and landscaped backyard. Located near schools, parks, a pond, golf course, and just 20 minutes from Edmonton International Airport—this property is a fantastic investment opportunity!

Built in 2018

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4440912  |
| Price     | \$824,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,608                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 3907 47 Avenue            |
| Area        | Beaumont                  |
| Subdivision | Forest Heights (Beaumont) |
| City        | Beaumont                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T4X 1X7                   |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Triple Garage Attached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Hardie Board Siding   |
| Exterior Features | Airport Nearby, Corner Lot, Cul-De-Sac, Fenced, Golf Nearby, Landscaped |
| Roof              | Asphalt Shingles  |

Construction Wood, Hardie Board Siding  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 6th, 2025  
Days on Market 27  
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 July 3rd, 2025 at 5:03am MDT