

Courtesy Of Dan Royer Of Initia Real Estate

## \$799,900 - 3813 48 Avenue, Beaumont

MLS® #E4439079

**\$799,900**

3 Bedroom, 2.50 Bathroom, 1,592 sqft  
Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

This executive walkout bungalow by Royer Homes defines luxury living for those who demand quality and love the outdoors. Immaculate inside and out, it showcases breathtaking pond views from nearly every angle—whether you're inside, relaxing on the covered upper deck, or entertaining on the stamped concrete lower patio with three commercial-grade heaters. Built for refined living, it features vaulted ceilings, high-end appliances including a second oven, wine cooler, and ice maker, plus a massive island in a show-stopping kitchen. The main level offers a spacious 5-piece ensuite, laundry, and an oversized heated garage with floor drain. Enjoy year-round comfort with two furnaces, central A/C, and professionally designed low-maintenance landscaping complete with artificial turf. Every finish was carefully selected—this spotless, upscale home is a rare find for discerning buyers who value elegance, function, and outdoor connection.

Built in 2015

### Essential Information

MLS® #	E4439079
Price	\$799,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,592
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	3813 48 Avenue
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1Y8

### **Amenities**

Amenities	Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Front Porch, No Smoking Home, Patio, Vaulted Ceiling, Walkout Basement
Parking	Double Garage Attached, Heated, Insulated, Over Sized
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Oven Built-In-Two, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Fenced, Landscaped, Low Maintenance Landscape, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Ecole Beau Meadow School
Middle	Ecole J.E. Lapointe School
High	Beaumont Composite High

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	4
Zoning	Zone 82

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