

# \$484,000 - 7123 46a Street, Beaumont

MLS® #E4455483

**\$484,000**

3 Bedroom, 2.50 Bathroom, 1,491 sqft  
Single Family on 0.00 Acres

Le Reve, Beaumont, AB

Welcome to your new home in the beautiful community of Le Reve, this stunning 2-storey home built by Sterling homes offers a modern and spacious layout with 3 bedrooms and 2.5 bathrooms . The open-concept design seamlessly blends the living, dining, and kitchen areas perfect for entertaining family and friends. Upstairs, the master bedroom is a true retreat, featuring a 4-piece ensuite and a spacious walk-in closet. The two additional secondary bedrooms share a well-appointed common bathroom. Youâ€™ll also find a generously sized bonus room, perfect for extra living space, along with the convenience of upstairs laundry. Enjoy outdoor living with a private deck, fully fenced landscaped yard, and rear double detached garage offering convenience and additional storage. The full unfinished basement with Separate Entrance provides excellent potential for future development.



Built in 2023

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455483  |
| Price      | \$484,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,491                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7123 46a Street |
| Area        | Beaumont        |
| Subdivision | Le Reve         |
| City        | Beaumont        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T4X 3B1         |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, See Remarks |
| Parking   | Double Garage Detached                                        |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                        |
| Stories           | 2                                                                                                                |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Unfinished                                                                                                 |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

Date Listed August 30th, 2025

Days on Market 45

Zoning Zone 82

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Listing information last updated on October 14th, 2025 at 7:02pm MDT