

# \$534,900 - 4604 72 Avenue, Beaumont

MLS® #E4424759

## \$534,900

3 Bedroom, 2.50 Bathroom, 1,645 sqft  
Single Family on 0.00 Acres

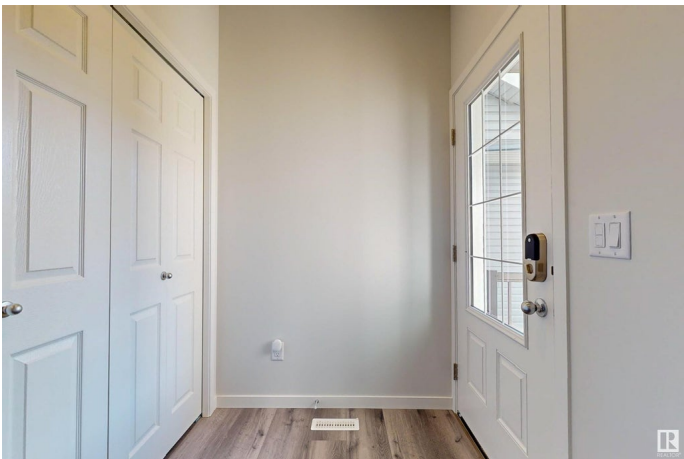
Le Reve, Beaumont, AB

"CERTIFIED BUILT GREEN by Sterling Homes". IMMEDIATE POSSESSION. SIDE ENTRANCE TO BASEMENT..NEVER LIVED IN Single Family home in NEW COMMUNITY in Beaumont- Le Reve. 3 very good sized bedrooms, 2.5 baths, BONUS ROOM, Upstairs laundry, basement suite potential, Front Double Attached Garage. Main floor offers a practical floor design with a decent sized Living Room, a corner kitchen in the back with SS appliances and a dining room overlooking the backyard which has developer fence in place. The bonus room upstairs comes with a skylight, 3 bedrooms, 2 full baths and a laundry room. The basement has been roughed in for a future suite, and has private access from the side. All in all, your new home awaits!

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4424759  |
| Price          | \$534,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,645     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4604 72 Avenue |
| Area        | Beaumont       |
| Subdivision | Le Reve        |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 3B1        |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached          |

### Interior

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

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Airport Nearby     |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 8th, 2025 |
| Days on Market | 42              |
| 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 April 19th, 2025 at 6:17pm MDT