

## \$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	54
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 May 1st, 2025 at 8:17pm MDT