

## \$564,900 - 4610 72 Avenue, Beaumont

MLS® #E4453586

**\$564,900**

3 Bedroom, 2.50 Bathroom, 1,563 sqft

Single Family on 0.00 Acres

Le Reve, Beaumont, AB

**\*\*LA-REVE COMMUNITY\*\*BEAUMONT\*\*50 ST\*\***The main living area is designed for both relaxation and entertaining, with an open connection between the kitchen, dining, and lounge spaces that makes every gathering feel effortless. Upstairs, a spacious family area offers the perfect retreat for cozy evenings, while the private bedrooms create peaceful sanctuaries for rest and rejuvenation. The primary suite is a true highlight, complete with its own walk-in closet and direct access to a beautifully finished bath. Additional bedrooms provide flexibility for family, guests, or even a home office, ensuring the home adapts to your lifestyle. Practical touches like a dedicated laundry room, multiple bathrooms, and abundant storage add convenience to everyday living. Natural light enhances every corner, creating an atmosphere that feels both open and inviting. Located in a desirable neighborhood with easy access to parks, schools, and amenities, this property is the perfect choice for anyone seeking a place truly home.

Built in 2024

### Essential Information

MLS® # E4453586

Price \$564,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,563                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4610 72 Avenue |
| Area        | Beaumont       |
| Subdivision | Le Reve        |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 3B1        |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Double Garage Attached                     |

### Interior

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

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                   |
| Exterior Features | Airport Nearby, Commercial, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                     |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 3                 |
| 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 August 21st, 2025 at 7:32am MDT