

## \$1,349,000 - 4710 41 Street, Beaumont

MLS® #E4464413

**\$1,349,000**

5 Bedroom, 5.00 Bathroom, 4,050 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Love where you live! This stunning Home2Love by Royer Homes blends luxury, lifestyle & versatility in one remarkable property. Nestled on a large pie-shaped, tree-lined lot with walking trails at your doorstep—your own private retreat. The exterior showcase Hardie board siding, stone accents & exposed aggregate driveway, while inside, abundant natural light fills all three levels, showcasing the high-end finishes & thoughtful design throughout. The chef's kitchen features a built-in oven, microwave, warming drawer, induction stove & beverage cooler. A walk-through pantry with custom cubbies connects to the triple garage. Open stairs lead to a serene primary with spa-like ensuite & large walk-in closet & convenient laundry access. Enjoy BBQs & sunsets from the enclosed sunroom-style deck. The legal suite above the garage offers flexible living (1 or 2 bedrooms) with an option for a home-based business. The walk-out level has in-floor heat, gym, rec room, another bedroom & bathroom, storage & hot tub room.

Built in 2017

### Essential Information

MLS® # E4464413

Price \$1,349,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 2                      |
| Square Footage | 4,050                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4710 41 Street            |
| Area        | Beaumont                  |
| Subdivision | Forest Heights (Beaumont) |
| City        | Beaumont                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T4X 2A8                   |

### Amenities

|           |                                                                                                                                  |
|-----------|----------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Exercise Room, Fire Pit, Hot Tub, Patio, Walkout Basement, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Heated, Triple Garage Attached                                                                                                   |

### Interior

|                   |                                                                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Built-In, Stove-Electric, Vacuum System Attachments, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Stove-Induction, Hot Tub |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                                               |
| Fireplaces        | Stone Facing                                                                                                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                                                                                                 |
| Has Suite         | Yes                                                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                                                                                    |

**Exterior**

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                            |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                              |
| Construction      | Wood, Stone, Vinyl                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                            |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 82            |

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Listing information last updated on November 7th, 2025 at 6:47am MST