

## \$589,900 - 7104 47a Street, Beaumont

MLS® #E4464183

**\$589,900**

3 Bedroom, 2.50 Bathroom, 1,610 sqft  
Single Family on 0.00 Acres

Le Reve, Beaumont, AB

Ready to enjoy sunsets over the pond? Or stroll around the pond for drinks with friends at the local brewery? Welcome to the new community of Le Reve. This brand-new home is Built Green Certified, includes a smart home package with a doorbell camera, smart thermostat, Google Hub, and smart switches. The 9' walkout basement is full of light with double garden doors and a huge window facing out to the lake! Step inside to spacious 9'™ ceilings and luxury vinyl plank flooring that flow through the open-concept main floor. The kitchen is functional and modern with quartz counters, a large island with eating ledge, soft-close cabinetry, corner pantry, and a stylish OTR. The main floor is filled with natural light from large windows and sliding patio doors that open to the upper level deck. Upstairs, include a spacious primary suite with a walk-in closet and private ensuite, 2 additional bdrm, a bonus room, laundry area, and a 2nd full bath. Enjoy safe and peaceful Beaumont but only 6 minutes to south Edmonton!

Built in 2025

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4464183  |
| Price  | \$589,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,610                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7104 47a Street |
| Area        | Beaumont        |
| Subdivision | Le Reve         |
| City        | Beaumont        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T4X 3B7         |

### Amenities

|               |                                                                                                                                                                                                                                                                                      |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Electric, Low Flow Faucets/Shower, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Walkout Basement, Green Building, HRV System, 9 ft. Basement Ceiling |
| Parking       | Double Garage Attached                                                                                                                                                                                                                                                               |
| Is Waterfront | Yes                                                                                                                                                                                                                                                                                  |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | ensuite bathroom                                               |
| Appliances        | Garage Control, Garage Opener, Microwave Hood Fan, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                      |
| Fireplace         | Yes                                                            |
| Fireplaces        | Insert                                                         |
| Stories           | 2                                                              |
| Has Basement      | Yes                                                            |
| Basement          | Full, Unfinished                                               |

**Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Backs Onto Lake    |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, 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 2:47pm MST