



## 3709 47 Avenue Beaumont AB

\$725,000

Adult living bungalow with over 2800 Sq. Feet of living space is in show-home condition with premium finishes throughout, too many to list! The main floor features 9' ceilings and hardwood floors - fully open-concept living and dining area with tons of natural light, as well as a gas fireplace with stone mantle. The chef's kitchen features a gas range with double oven, quartz countertops, built-in microwave, and custom cabinetry to the ceiling. Primary bedroom easily accommodates a king size bed, topped off by a luxurious ensuite with double sinks, separate tub and shower - which flows seamlessly into a walk-in closet and main floor laundry. guest bathroom and den round out the rest of the main floor. Basement has a large rec-room, wet bar, 3 piece bath, large 2nd bed and flex room. Oversized double garage with epoxy floor, hardyboard siding, yard irrigation system, deck privacy screens and built in holiday lights, A/C. located at the end of a cul-du-sac. Built by Royer Homes - NO CONDO or HOA FEES!

Listing Presented By:



Originally Listed by:  
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