

# \$529,900 - 3714 40 Avenue, Beaumont

MLS® #E4441163

## \$529,900

4 Bedroom, 3.00 Bathroom, 1,750 sqft  
Single Family on 0.00 Acres

Lakeview North, Beaumont, AB

This stunning 1,750 sq. ft. home in Beaumont features 4 bedrooms and 3 full baths, including a main floor bedroom and full bath—perfect for guests or extended family. Enjoy an open-to-below living room with large windows, a modern kitchen with a separate spice kitchen, and a private entrance for a future legal basement suite. With a double attached garage and prime location near shopping, transit, and major routes, this home offers style, space, and convenience!

Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4441163      |
| Price          | \$529,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,750         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information



|             |                |
|-------------|----------------|
| Address     | 3714 40 Avenue |
| Area        | Beaumont       |
| Subdivision | Lakeview North |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 3C3        |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | ensuite bathroom                                        |
| Appliances        | Garage Control, Garage Opener, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                               |
| Fireplace         | Yes                                                     |
| Fireplaces        | Wall Mount                                              |
| Stories           | 2                                                       |
| Has Basement      | Yes                                                     |
| Basement          | Full, Unfinished                                        |

### **Exterior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Concrete, Vinyl                                                        |
| Exterior Features | Airport Nearby, Flat Site, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Concrete, Vinyl                                                        |
| Foundation        | Slab                                                                   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 75             |
| Zoning         | Zone 82        |

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Listing information last updated on August 21st, 2025 at 2:32pm MDT