

# \$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	58
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 4th, 2025 at 11:02am MDT