

# \$464,900 - 3720 39 Avenue, Beaumont

MLS® #E4445500

**\$464,900**

4 Bedroom, 3.00 Bathroom, 1,571 sqft

Single Family on 0.00 Acres

Azur, Beaumont, AB

Welcome to this stunning 1,571 sq ft half duplex in the sought-after Azur community in Beaumont. This beautifully upgraded home offers 4 bedrooms and 3 full bathrooms, including a full bedroom and bathroom on the main floor—perfect for guests or multi-generational living. Enjoy 9 ft ceilings on both the main floor and basement, elegant tile flooring, quartz countertops throughout, and a stylish electric fireplace with tile surround. The modern kitchen features glossy cabinets, stainless steel appliances, a tiled backsplash, and ample storage. Upstairs, you'll find a spacious laundry area with quartz counter space, and a thoughtfully designed primary bedroom with an indent ceiling and custom MDF feature wall. Additional highlights include a side entrance to the basement with 2 windows—ideal for future development, step lights on the stairs, window blinds throughout, and a double detached garage. Located in a growing family-friendly neighborhood close to schools, parks, and shopping.

Built in 2024

## Essential Information

MLS® # E4445500

Price \$464,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,571
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	3720 39 Avenue
Area	Beaumont
Subdivision	Azur
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2C5

### Amenities

Amenities	Ceiling 9 ft., Hot Water Natural Gas
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Golf Nearby, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 3rd, 2025

Days on Market 26

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 July 29th, 2025 at 6:32am MDT