

# \$515,000 - 3704 41 Avenue, Beaumont

MLS® #E4459757

**\$515,000**

3 Bedroom, 3.00 Bathroom, 1,794 sqft  
Single Family on 0.00 Acres

Azur, Beaumont, AB

Step inside this lovely home featuring a double attached garage and a layout designed with both comfort and function in mind. The main floor offers a den and a full bath, making it perfect for guests or a home office. The kitchen comes fully equipped with appliances and connects to the dining area, which leads out to the deck for easy indoor-outdoor living. The open-to-below living room adds brightness and a spacious feel. Upstairs, the primary bedroom features a spacious 5-piece ensuite for your comfort. Two additional bedrooms share a convenient common bath, making it a great fit for a growing family.

Built in 2023

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4459757      |
| Price          | \$515,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,794         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                |
|-------------|----------------|
| Address     | 3704 41 Avenue |
| Area        | Beaumont       |
| Subdivision | Azur           |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 3B4        |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

## Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Stories           | 2                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Unfinished                                                                                             |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood, Vinyl                                          |
| Exterior Features | Airport Nearby, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                     |
| Construction      | Wood, Vinyl                                          |
| Foundation        | Concrete Perimeter                                   |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 19                   |
| Zoning         | Zone 82              |

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Listing information last updated on October 15th, 2025 at 2:47pm MDT