

\$529,000 - 3619 41 Avenue, Beaumont

MLS® #E4426644

\$529,000

4 Bedroom, 3.00 Bathroom, 1,701 sqft
Single Family on 0.00 Acres

Lakeview North, Beaumont, AB

Discover this stunning brand-new 4-bedroom, 3-bathroom home in the desirable community of Beaumont, featuring a separate entrance for a future legal basement suite! The main floor boasts a bright open-to-above living room with large windows, a modern kitchen with a spice kitchen, a main floor bedroom with a full bath, and a dining area overlooking the backyard. Upstairs, enjoy a spacious bonus room, a luxurious master suite with a 5-piece ensuite and walk-in closet, two additional bedrooms, another full bath, and the convenience of an upstairs laundry room. Complete with a double attached garage, this home is ideally located near major routes, transit, shopping, and restaurants—offering both luxury and convenience!

Built in 2024

Essential Information

MLS® #	E4426644
Price	\$529,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,701
Acres	0.00
Year Built	2024



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3619 41 Avenue
Area	Beaumont
Subdivision	Lakeview North
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3B4

Amenities

Amenities	See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Flat Site, Playground Nearby, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 20th, 2025
Days on Market	15
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 April 4th, 2025 at 6:17pm MDT