

# \$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	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 April 15th, 2025 at 3:32am MDT