# \$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 bathâ€"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!



#### **Essential Information**

MLS® # E4441163 Price \$529,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,750

Acres 0.00

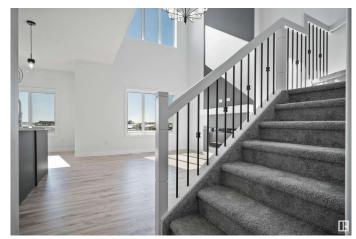
Year Built 2025

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 92

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 September 7th, 2025 at 2:02am MDT