\$499,900 - 3608 40 Avenue, Beaumont

MLS® #E4451771

\$499,900

4 Bedroom, 3.00 Bathroom, 1,738 sqft Single Family on 0.00 Acres

Azur, Beaumont, AB

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. Enjoy 9 ft ceilings on both the main floor and basement, quartz countertops throughout, and a stylish electric fireplace with feature wall. The modern kitchen with backsplash, and ample storage. Upstairs, you'II find a spacious Bonus room on upper level. Primary bedroom with an indent ceiling and custom MDF feature wall. 2 More bedrooms with common bathroom. Laundry o Upper Level. Additional highlights include a side entrance to the basement. Located in a growing family-friendly neighborhood close to schools, parks, and shopping.



Essential Information

MLS® # E4451771 Price \$499,900

Bedrooms 4

Bathrooms 3.00

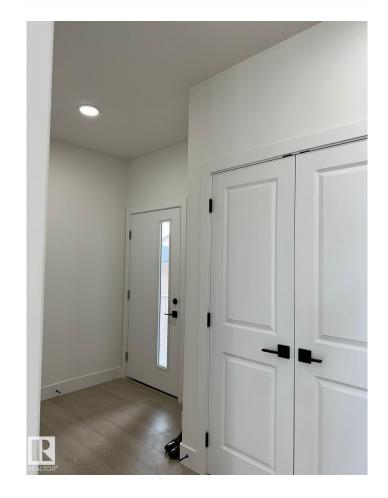
Full Baths 3

Square Footage 1,738

Acres 0.00

Year Built 2025





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

Community Information

Address 3608 40 Avenue

Area Beaumont

Subdivision Azur

City Beaumont County ALBERTA

Province AB

Postal Code T4X 3B6

Amenities

Amenities Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home

Parking Over Sized, Single Garage Attached

Interior

Interior Features ensuite bathroom
Appliances Garage Opener

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 7th, 2025

Days on Market 3

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 August 10th, 2025 at 8:02am MDT