

# \$674,999 - 3502 41 Avenue, Beaumont

MLS® #E4461629

**\$674,999**

4 Bedroom, 3.00 Bathroom, 2,471 sqft  
Single Family on 0.00 Acres

Azur, Beaumont, AB

Welcome to this stunning detached home, perfectly positioned on a spacious lot in one of Beaumont’s most family-friendly communities. This bright, open-concept home features tiles flooring throughout the main floor, a cozy electric fireplace with a stylish feature wall, and a modern kitchen complete with a beautiful backsplash and designated space for built-in appliances & Spice Kitchen. The seamless flow between the kitchen, dining, and living areas makes it ideal for both entertaining and everyday living. A main floor bedroom with a large window, full closet, and a full bathroom offers excellent flexibility for guests, extended family, or a home office. Upstairs, you'll find a versatile bonus room, a spacious primary suite with a feature wall and private ensuite, two additional bedrooms, a shared full bath, and convenient second-floor laundry. Large windows throughout the home flood every room with natural light, creating a warm and welcoming atmosphere.

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461629  |
| Price     | \$674,999 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,471                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3502 41 Avenue |
| Area        | Beaumont       |
| Subdivision | Azur           |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 3H3        |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                                    |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                              |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Vinyl                                              |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

Date Listed            October 9th, 2025

Days on Market      27

Zoning                Zone 82

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Listing information last updated on November 4th, 2025 at 11:17pm MST