

# \$619,900 - 3709 41 Avenue, Beaumont

MLS® #E4424276

**\$619,900**

4 Bedroom, 3.00 Bathroom, 2,199 sqft

Single Family on 0.00 Acres

Lakeview North, Beaumont, AB

This CHARMING Detached FAMILY home in Beaumont, Alberta, offers nearly 2200 sq.ft. of luxurious living space. It features 4 BEDROOMS, 3 FULL BATHROOMs, an OPEN-to-BELOW living room with an electric fireplace, a modern kitchen with a SPICE kitchen, & a MAIN FLOOR BEDROOM with a FULL BATHROOM. The master suite includes a walk-in closet & a 5-piece ensuite. Upstairs, there are 2 more bedrooms, a large bonus room, and a laundry room. The unfinished basement has a separate entrance & a 9ft ceiling, PERFECT for creating a future Legal Basement Rental suite. The backyard has a deck with a gas line for BBQ. Additional features include a double attached garage with an EV charging point, vaulted ceilings, MDF shelving, glass railings, and a 8ft entrance double door. Additionally, all Well Maintained & Upgraded APPLIANCES are INCLUDED with the purchase of this beautiful home, This makes it even more convenient and MOVE-IN-READY for family seeking comfort and style.

Built in 2023

## Essential Information

MLS® # E4424276

Price \$619,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,199                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3709 41 Avenue |
| Area        | Beaumont       |
| Subdivision | Lakeview North |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 3B4        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Deck, Hot Water Tankless, No Animal Home, No Smoking Home, Vaulted Ceiling, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4   |
| Parking        | 2 Outdoor Stalls, 220 Volt Wiring, Double Garage Attached   |

### Interior

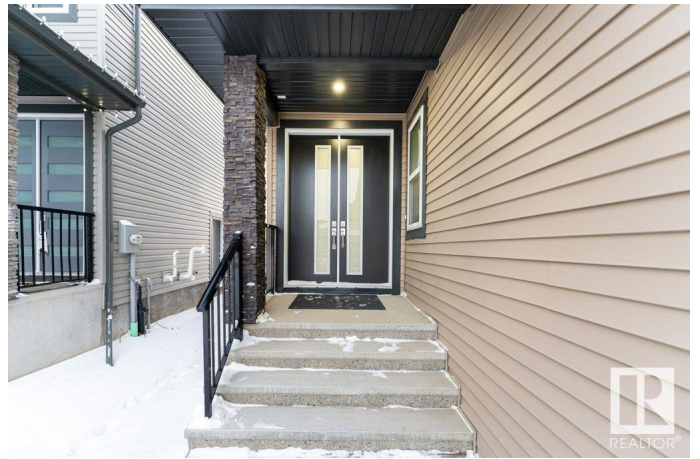
|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator-Energy Star, Stove-Countertop Electric, Stove-Gas, Washer - Energy Star |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplaces        | Wall Mount   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

Exterior Wood, Vinyl  
Exterior Features Airport Nearby, Golf Nearby,  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed March 6th, 2025  
Days on Market 6  
Zoning Zone 82



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Listing information last updated on March 12th, 2025 at 10:02am MDT