# \$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

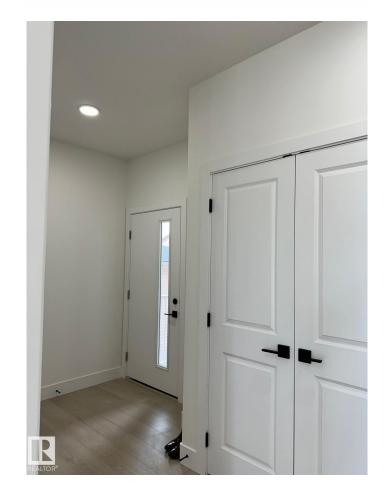
Full Baths 3

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 69

Zoning Zone 82

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