

# \$519,900 - 3911 40 Avenue, Beaumont

MLS® #E4460966

**\$519,900**

4 Bedroom, 3.00 Bathroom, 1,723 sqft  
Single Family on 0.00 Acres

Azur, Beaumont, AB

Like NEW duplex offering over 1722 sq.ft. of thoughtfully designed living space! The main floor features a striking feature wall with fireplace, creating a warm and inviting living area. The open-concept layout flows into a modern kitchen with premium finishes and a convenient pantry. A MAIN FLOOR BEDROOM AND FULL BATH add versatility for guests or multi-generational living. Upstairs, the primary suite is a private retreat with a luxurious 5-piece ensuite. Two additional bedrooms, a full bath, and a spacious BONUS ROOM complete the upper level, providing comfort and functionality for the whole family. Designed with future possibilities in mind, this home also includes a SEPARATE ENTRANCE entrance to the basement. Ideally situated near future school, shopping, and entertainment, with convenient access to airport and major highways for effortless commuting. FENCING and LANDSCAPING done.

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460966  |
| Price     | \$519,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Square Footage | 1,723         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 3911 40 Avenue |
| Area        | Beaumont       |
| Subdivision | Azur           |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 3B5        |

**Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft.          |
| Parking   | Double Garage Attached |

**Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher-Built-In, Garage Opener, Hood Fan, Refrigerator, Stove-Gas |
| Heating           | Forced Air-1, Natural Gas                                             |
| Stories           | 2                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Unfinished                                                      |

**Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood, Concrete, Vinyl |
| Exterior Features | Fenced, Landscaped    |
| Roof              | Asphalt Shingles      |
| Construction      | Wood, Concrete, Vinyl |
| Foundation        | Concrete Perimeter    |

**Additional Information**

|             |                   |
|-------------|-------------------|
| Date Listed | October 5th, 2025 |
|-------------|-------------------|

Days on Market 11

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 October 16th, 2025 at 12:02pm MDT