

\$529,900 - 3714 40 Avenue, Beaumont

MLS® #E4441163

\$529,900

4 Bedroom, 3.00 Bathroom, 1,750 sqft
Single Family on 0.00 Acres

Lakeview North, Beaumont, AB

This stunning 1,750 sq. ft. home in Beaumont features 4 bedrooms and 3 full baths, including a main floor bedroom and full bath—perfect for guests or extended family. Enjoy an open-to-below living room with large windows, a modern kitchen with a separate spice kitchen, and a private entrance for a future legal basement suite. With a double attached garage and prime location near shopping, transit, and major routes, this home offers style, space, and convenience!

Built in 2025

Essential Information

| | |
|----------------|---------------|
| MLS® # | E4441163 |
| Price | \$529,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,750 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information



| | |
|-------------|----------------|
| Address | 3714 40 Avenue |
| Area | Beaumont |
| Subdivision | Lakeview North |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 3C3 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, Builder Appliance Credit |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Wall Mount |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Concrete, Vinyl |
| Exterior Features | Airport Nearby, Flat Site, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Concrete, Vinyl |
| Foundation | Slab |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 7th, 2025 |
| Days on Market | 66 |
| Zoning | Zone 82 |

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Listing information last updated on August 12th, 2025 at 1:32pm MDT