

## \$589,907 - 3514 41 Ave, Beaumont

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MLS® #E4454543

**\$589,907**

4 Bedroom, 3.00 Bathroom, 2,002 sqft

Single Family on 0.00 Acres

Azur, Beaumont, AB

FULLY Upgraded home. Welcome to this beautifully brand NEW, ready to MOVE-IN 2,000+ sq ft home located in the desirable community. Designed with both style and functionality in mind, this upgraded home is perfect for families and multi-generational living. 4 spacious BEDROOMS & 3 FULL bathrooms – including a MAIN floor bedroom and FULL bath. Gourmet kitchen with high-end finishes and brand-NEW appliances, SPICE KITCHEN-perfect for culinary enthusiasts. Electric fireplace in OPEN to BELOW living area and window blinds for added comfort. Spacious DOUBLE car garage. Stairs with GLASS railing and step LIGHTS leads upstairs, where you will find LVP flooring, primary bed w/ 5 pc ENSUITE & walk-in closet, additional 2 bedrooms and bonus room. Laundry is on upper level for your comfort. Unfinished basement with SEPARATE SIDE ENTRANCE and 2 WINDOWS-ready for a future in-law suite or legal suite (income potential). Located in a family-friendly neighborhood close to parks, schools, and major commuter routes.

Built in 2025

### Essential Information

MLS® # E4454543

Price \$589,907



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,002                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 3514 41 Ave |
| Area        | Beaumont    |
| Subdivision | Azur        |
| City        | Beaumont    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T4X 2Y3     |

### Amenities

|           |                                                                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Hot Water Instant, No Animal Home, No Smoking Home, Parking-Extra, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking   | Double Garage Attached, Front Drive Access, Insulated                                                                                                 |

### Interior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                        |
| Stories           | 2                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                                                 |

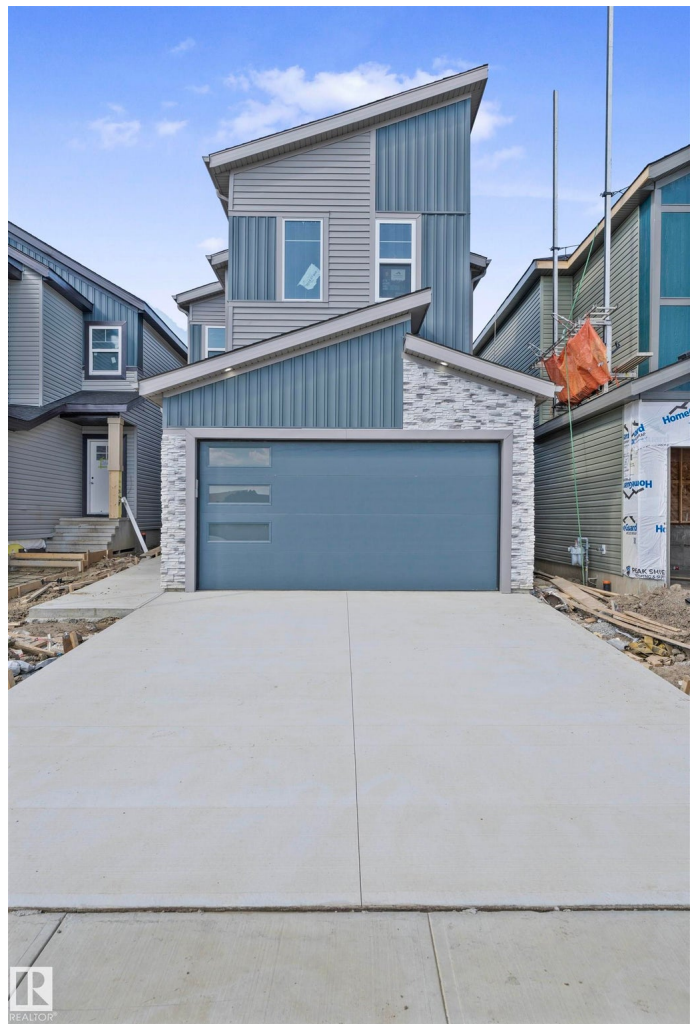
### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Stone, Vinyl                                                                                         |
| Exterior Features | Airport Nearby, Cul-De-Sac, Golf Nearby, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby |

|              |                             |
|--------------|-----------------------------|
| Roof         | Asphalt Shingles            |
| Construction | Wood, Asphalt, Stone, Vinyl |
| Foundation   | Concrete Perimeter          |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 82           |



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Listing information last updated on September 1st, 2025 at 10:17pm MDT