

\$524,990 - 3605 41 Ave, Beaumont

MLS® #E4465879

\$524,990

3 Bedroom, 3.00 Bathroom, 1,783 sqft

Single Family on 0.00 Acres

Azur, Beaumont, AB

Beautiful 3 bedroom, 3 full bathroom corner home on a rare 24-pocket lot with exceptional layout and future suite potential. Featuring a wide foyer entry, open-to-above living room, and bright open floor plan with tile flooring on the main and a modern kitchen with pantry. The main floor includes a full bathroom and den/bedroom—perfect for guests or a home office. Upstairs offers 3 spacious bedrooms, including a primary suite with 5-piece ensuite and a huge walk-in closet, plus laundry and a full common bath. Separate side entrance to the unfinished basement, ideal for future development into a secondary suite. Double attached garage and excellent location near amenities.

Built in 2025

Essential Information

MLS® #	E4465879
Price	\$524,990
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,783
Acres	0.00
Year Built	2025
Type	Single Family



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3605 41 Ave
Area	Beaumont
Subdivision	Azur
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2Y3

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Flat Site, No Through Road, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed November 15th, 2025

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 November 15th, 2025 at 7:02pm MST