\$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 bathâ€"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!



Essential Information

MLS® # E4441163 Price \$529,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,750

Acres 0.00

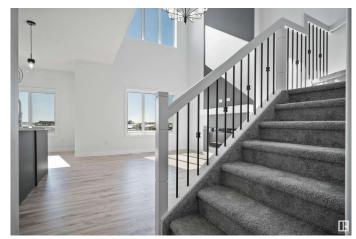
Year Built 2025

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 56

Zoning Zone 82

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Listing information last updated on August 2nd, 2025 at 3:02pm MDT