

# **\$519,990 - 3728 39 Avenue, Beaumont**

---

MLS® #E4439554

**\$519,990**

4 Bedroom, 3.00 Bathroom, 1,780 sqft

Single Family on 0.00 Acres

Azur, Beaumont, AB

Discover the perfect blend of comfort, style, and function in this beautifully designed home featuring custom finishes and thoughtful upgrades throughout. The heart of the home is the modern kitchen, complete with two tone cabinetry, sleek countertops, and stainless-steel appliances—a true chef's dream. Just off the kitchen, enjoy a spacious dining area and a bright, welcoming living room, ideal for everyday living and entertaining. The main floor bedroom and full bathroom provide flexibility for guests, extended family, or home office use. Upstairs, the luxurious master bedroom with indent ceiling and rope lights, features a 4-piece ensuite for your own private retreat. Two additional bedrooms, a common bathroom, and a convenient upstairs laundry room complete the upper level. Outside, the detached double garage offers secure parking and plenty of storage space. This home truly has it all—style, space, and a layout designed for today's lifestyle. Don't miss this opportunity!

Built in 2025

## **Essential Information**

MLS® #                      E4439554

Price                         \$519,990



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,780
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3728 39 Avenue
Area	Beaumont
Subdivision	Azur
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3H1

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

### **Additional Information**

Date Listed                      May 30th, 2025

Days on Market                21

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 June 20th, 2025 at 9:17pm MDT