

\$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	62
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 August 8th, 2025 at 8:48am MDT