

\$519,900 - 3911 40 Avenue, Beaumont

MLS® #E4460966

\$519,900

4 Bedroom, 3.00 Bathroom, 1,723 sqft
Single Family on 0.00 Acres

Azur, Beaumont, AB

Like NEW duplex offering over 1722 sq.ft. of thoughtfully designed living space! The main floor features a striking feature wall with fireplace, creating a warm and inviting living area. The open-concept layout flows into a modern kitchen with premium finishes and a convenient pantry. A MAIN FLOOR BEDROOM AND FULL BATH add versatility for guests or multi-generational living. Upstairs, the primary suite is a private retreat with a luxurious 5-piece ensuite. Two additional bedrooms, a full bath, and a spacious BONUS ROOM complete the upper level, providing comfort and functionality for the whole family. Designed with future possibilities in mind, this home also includes a SEPARATE ENTRANCE entrance to the basement. Ideally situated near future school, shopping, and entertainment, with convenient access to airport and major highways for effortless commuting. FENCING and LANDSCAPING done.

Built in 2024

Essential Information

MLS® #	E4460966
Price	\$519,900
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,723
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	3 Storey
Status	Active

Community Information

Address	3911 40 Avenue
Area	Beaumont
Subdivision	Azur
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3B5

Amenities

Amenities	Ceiling 9 ft.
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Hood Fan, Refrigerator, Stove-Gas
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Concrete, Vinyl
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Concrete, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 5th, 2025
-------------	-------------------

Days on Market 22

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 October 27th, 2025 at 8:02am MDT