

# **\$629,999 - 3707 41 Ave Avenue, Beaumont**

MLS® #E4432551

**\$629,999**

4 Bedroom, 3.00 Bathroom, 2,164 sqft

Single Family on 0.00 Acres

Azur, Beaumont, AB

Welcome to this beautiful home located in Beaumont in the community of Azur. This stunning home features 4 bedrooms and 3 full washrooms, spice kitchen with gas stove, main floor full bedroom and full washroom, main chief's kitchen with built in appliances, open to above living area with intend ceiling, a beautiful feature wall with fireplace and tiles flooring. Beautiful stairs with glass railing and step lights take you to second floor that welcomes you with huge bonus area with feature wall down ceiling and stunning rope lights, a laundry room with countertop for iron your dresses, main 3 piece washroom and 2 other huge size rooms. Master bedroom has again intend ceiling, feature wall with beautiful lighting and a 5 piece in suite with walk in closet as well. This is the only house in street with 2 basement windows that will allow you to make 2 bedroom legal basement suite. Basement has a side entrance and 9 ft ceiling. Backyard includes a huge deck with gas line for bbq.

Built in 2023

## **Essential Information**

MLS® # E4432551

Price \$629,999

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	2,164
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3707 41 Ave Avenue
Area	Beaumont
Subdivision	Azur
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0C4

### Amenities

Amenities	Ceiling 9 ft., Deck, Hot Water Instant, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer, Window Coverings
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
Roof	Asphalt Shingles

Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	6
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 April 30th, 2025 at 3:02am MDT