

# \$849,000 - 4004 40 Street, Beaumont

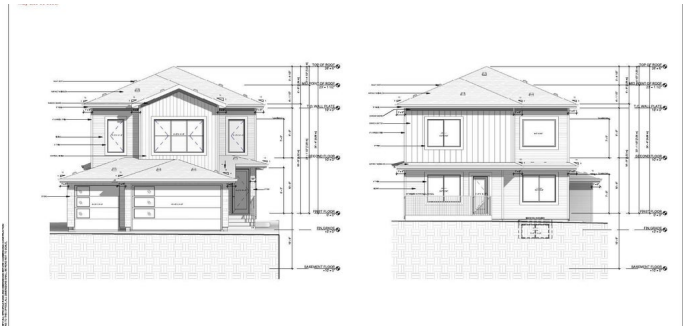
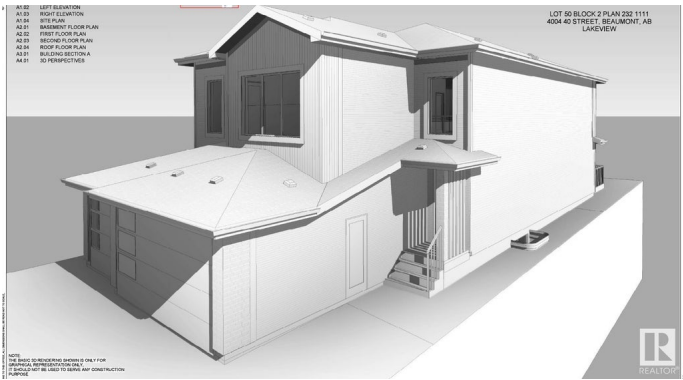
MLS® #E4450664

**\$849,000**

5 Bedroom, 4.00 Bathroom, 2,851 sqft  
Single Family on 0.00 Acres

Azur, Beaumont, AB

BACKING to WALKING TRAIL! this custom home in the prestigious Lakeview North (Azur), Beaumont! Boasting over 2850 sq.ft. of luxury living, this masterpiece features a triple-car garage and sits on a huge regular lot. Step into the grand foyer with open-to-below ceiling and a spacious living area that makes a bold first impression. The gourmet kitchen is complemented by a full spice kitchen, perfect for culinary enthusiasts. The main floor includes a bedroom with full bath and another open-to-below in living area. Separate side entrance to the basement adds future potential. Upstairs offers 3 bedrooms total out of which 2 are master suites, a third bedroom, a bonus room, an additional full bathroom, and a laundry room for convenience. With premium finishes, a thoughtfully designed layout, and unbeatable location, this home is truly one of a kind. A must-see for those seeking space, luxury, and functionality! Please note: Photos shown are of a similar homes sold before; finishes and layout may vary.



Built in 2025

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4450664  |
| Price    | \$849,000 |
| Bedrooms | 5         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,851                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4004 40 Street |
| Area        | Beaumont       |
| Subdivision | Azur           |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 3B6        |

### Amenities

|           |                                                                                                                    |
|-----------|--------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, See Remarks, HRV System, 9 ft. Basement Ceiling |
| Parking   | Triple Garage Attached                                                                                             |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                           |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                             |
| Construction      | Wood, Stone, Vinyl                                                           |
| Foundation        | Concrete Perimeter                                                           |

**Additional Information**

Date Listed                July 31st, 2025  
Days on Market        45  
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 September 14th, 2025 at 10:17am MDT