

# **\$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 | 11               |
| Zoning         | Zone 82          |

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Listing information last updated on May 5th, 2025 at 12:17am MDT