\$864,000 - 4008 40 Street, Beaumont

MLS® #E4450889

\$864,000

5 Bedroom, 4.00 Bathroom, 2,909 sqft Single Family on 0.00 Acres

Lakeview North, Beaumont, AB

Luxury meets lifestyle at 4008 40 Street, Beaumont! This stunning 2,909 sq ft home offers 5 spacious bedrooms & 4 full bathrooms, including a main floor bedroom with full bathâ€"ideal for guests or multi-generational living. Enjoy two open-to-above living areas filled with natural light, elegant finishes, and two cozy fireplaces. The main kitchen is complemented by a full spice kitchen, perfect for chefs at heart. Upstairs, every bedroom has its own private ensuite plus a large bonus room for added flexibility. A triple attached garage, full appliance package, and thoughtful layout make this a perfect fit for growing families. Located close to schools, parks, and all amenitiesâ€"this home checks every box!

Built in 2025

Essential Information

MLS® # E4450889 Price \$864,000

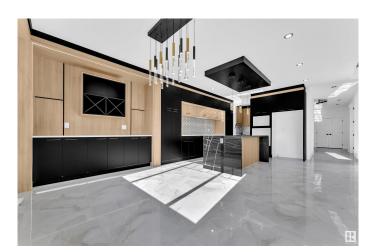
Bedrooms 5

Bathrooms 4.00

Full Baths 4

Square Footage 2,909 Acres 0.00

Year Built 2025







Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 4008 40 Street

Area Beaumont

Subdivision Lakeview North

City Beaumont County ALBERTA

Province AB

Postal Code T4X 2A8

Amenities

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Deck, No Smoking Home,

Smart/Program. Thermostat, See Remarks, HRV System, Natural Gas

BBQ Hookup, 9 ft. Basement Ceiling

Parking Triple Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Humidifier-Power(Furnace), Oven-Built-In, Refrigerator,

Stove-Countertop Electric, Stove-Gas, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door

Stories 2

Has Basement Yes

Basement None, Unfinished

Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Golf Nearby, No Through Road, Playground

Nearby, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 1st, 2025

Days on Market 76

Zoning Zone 82

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