

\$595,000 - 3516 41 Avenue, Beaumont

MLS® #E4464283

\$595,000

3 Bedroom, 3.00 Bathroom, 2,000 sqft

Single Family on 0.00 Acres

Azur, Beaumont, AB

BRAND NEW, READY TO MOVE-IN home offering 2000+ sq ft, loaded with premium upgrades! ALL APPLIANCES AND WINDOW BLINDS INCLUDED. CUSTOM kitchen and SPICE KITCHEN with high-end finishes, golden-accented UPGRADED QUARTZ COUNTERTOPS, and designer handles. Main floor features a DEN with closet (can serve as a bedroom) and a full 3-piece bath. Premium 2x2 tiles on main and luxury vinyl upstairs. OPEN-TO-ABOVE living area with matte-finish tile wall and electric fireplace. Sleek black and gold lighting, plumbing, and hardware throughout. Staircase with premium spindle railing and step lights. Primary suite offers a modern feature wall, indent ceiling, walk-in closet, and a luxury 5-piece ensuite. Side entrance for potential 2-bedroom legal suite. Over \$20K IN UPGARDES beyond similar homes on same street. WALKING DISTANCE to school, park, and upcoming shopping plaza. Only 20 minutes to the airport – a perfect blend of style, comfort, and convenience.

Built in 2025

Essential Information

MLS® # E4464283

Price \$595,000

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	2,000
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3516 41 Avenue
Area	Beaumont
Subdivision	Azur
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3H3

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Stove-Gas, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl, Hardie Board Siding
Exterior Features	Airport Nearby, Cul-De-Sac, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 31st, 2025
Days on Market	3
Zoning	Zone 82

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Listing information last updated on November 3rd, 2025 at 6:17am MST