

## \$524,990 - 3605 41 Ave, Beaumont

MLS® #E4465879

**\$524,990**

3 Bedroom, 3.00 Bathroom, 1,783 sqft

Single Family on 0.00 Acres

Azur, Beaumont, AB

Beautiful 3 bedroom, 3 full bathroom corner home on a rare 24-pocket lot with exceptional layout and future suite potential. Featuring a wide foyer entry, open-to-above living room, and bright open floor plan with tile flooring on the main and a modern kitchen with pantry. The main floor includes a full bathroom and den/bedroom—perfect for guests or a home office. Upstairs offers 3 spacious bedrooms, including a primary suite with 5-piece ensuite and a huge walk-in closet, plus laundry and a full common bath. Separate side entrance to the unfinished basement, ideal for future development into a secondary suite. Double attached garage and excellent location near amenities.

Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4465879      |
| Price          | \$524,990     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,783         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 3605 41 Ave |
| Area        | Beaumont    |
| Subdivision | Azur        |
| City        | Beaumont    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T4X 2Y3     |

### Amenities

|           |                                                                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking   | Double Garage Attached                                                                                                                                         |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                   |
| Fireplaces        | Tile Surround                                                                                                                                         |
| Stories           | 2                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                      |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Airport Nearby, Corner Lot, Flat Site, No Through Road, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Vinyl                                                                                         |
| Foundation        | Concrete Perimeter                                                                                  |

### Additional Information

Date Listed November 15th, 2025

Days on Market 2

Zoning Zone 82

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Listing information last updated on November 17th, 2025 at 10:17am MST