

# \$515,000 - 3704 41 Avenue, Beaumont

MLS® #E4459757

**\$515,000**

3 Bedroom, 3.00 Bathroom, 1,794 sqft  
Single Family on 0.00 Acres

Azur, Beaumont, AB

Step inside this lovely home featuring a double attached garage and a layout designed with both comfort and function in mind. The main floor offers a den and a full bath, making it perfect for guests or a home office. The kitchen comes fully equipped with appliances and connects to the dining area, which leads out to the deck for easy indoor-outdoor living. The open-to-below living room adds brightness and a spacious feel. Upstairs, the primary bedroom features a spacious 5-piece ensuite for your comfort. Two additional bedrooms share a convenient common bath, making it a great fit for a growing family.

Built in 2023

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4459757      |
| Price          | \$515,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,794         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |



Status                      Active

**Community Information**

Address                    3704 41 Avenue  
Area                        Beaumont  
Subdivision              Azur  
City                        Beaumont  
County                    ALBERTA  
Province                  AB  
Postal Code              T4X 3B4

**Amenities**

Amenities                Deck  
Parking                  Double Garage Attached

**Interior**

Interior Features      ensuite bathroom  
Appliances              Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator,  
                                 Stove-Electric, Washer, Window Coverings  
Heating                  Forced Air-1, Natural Gas  
Stories                    2  
Has Basement          Yes  
Basement                Full, Unfinished

**Exterior**

Exterior                  Wood, Vinyl  
Exterior Features      Airport Nearby, Landscaped, Schools, Shopping Nearby  
Roof                       Asphalt Shingles  
Construction            Wood, Vinyl  
Foundation              Concrete Perimeter

**Additional Information**

Date Listed              September 26th, 2025  
Days on Market        7  
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 October 3rd, 2025 at 4:02am MDT