

## \$679,900 - 3912 41 Avenue, Beaumont

MLS® #E4422493

**\$679,900**

4 Bedroom, 3.00 Bathroom, 2,307 sqft

Single Family on 0.00 Acres

Lakeview North, Beaumont, AB

Beautiful BRAND NEW 4 bed/3 bath, 2 storey home in highly sought after Beaumont available for IMMEDIATE POSSESSION! Main floor showcases LARGE SIZED TILES THROUGHOUT, an OPEN TO ABOVE living room flooded with tonnes of natural light, beautiful chef's kitchen with stainless steel appliances and a SPICE KITCHEN, large sized pantry and fireplace. There is also a MAIN FLOOR BEDROOM/den, full bath and a patio door leading to a good sized back yard. Upstairs you will be greeted with a large BONUS ROOM, laundry, and three bedrooms.

The PRIMARY bedroom features a 5 pce ensuite with dual sinks and a large walk in closet. Another full bathroom completes the upstairs. Home also boasts a double attached garage. Only minutes from schools, shopping, bus stops and ponds.

Built in 2024

### Essential Information

MLS® #	E4422493
Price	\$679,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,307
Acres	0.00



Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3912 41 Avenue
Area	Beaumont
Subdivision	Lakeview North
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3B5

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Level Land, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            February 21st, 2025  
Days on Market      58  
Zoning                Zone 82

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