

\$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 bath—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 amenities—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 84
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 24th, 2025 at 9:32am MDT