

# \$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 28  
Zoning Zone 82

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