

\$674,999 - 3502 41 Avenue, Beaumont

MLS® #E4461629

\$674,999

4 Bedroom, 3.00 Bathroom, 2,471 sqft
Single Family on 0.00 Acres

Azur, Beaumont, AB

Welcome to this stunning detached home, perfectly positioned on a spacious lot in one of Beaumont’s most family-friendly communities. This bright, open-concept home features tiles flooring throughout the main floor, a cozy electric fireplace with a stylish feature wall, and a modern kitchen complete with a beautiful backsplash and designated space for built-in appliances & Spice Kitchen. The seamless flow between the kitchen, dining, and living areas makes it ideal for both entertaining and everyday living. A main floor bedroom with a large window, full closet, and a full bathroom offers excellent flexibility for guests, extended family, or a home office. Upstairs, you'll find a versatile bonus room, a spacious primary suite with a feature wall and private ensuite, two additional bedrooms, a shared full bath, and convenient second-floor laundry. Large windows throughout the home flood every room with natural light, creating a warm and welcoming atmosphere.

Built in 2025

Essential Information

MLS® #	E4461629
Price	\$674,999
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	2,471
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3502 41 Avenue
Area	Beaumont
Subdivision	Azur
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3H3

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., No Animal Home, No Smoking Home
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed October 9th, 2025

Days on Market 15

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 23rd, 2025 at 11:02pm MDT