

\$515,000 - 3614 39 Avenue, Beaumont

MLS® #E4446234

\$515,000

4 Bedroom, 3.00 Bathroom, 1,726 sqft
Single Family on 0.00 Acres

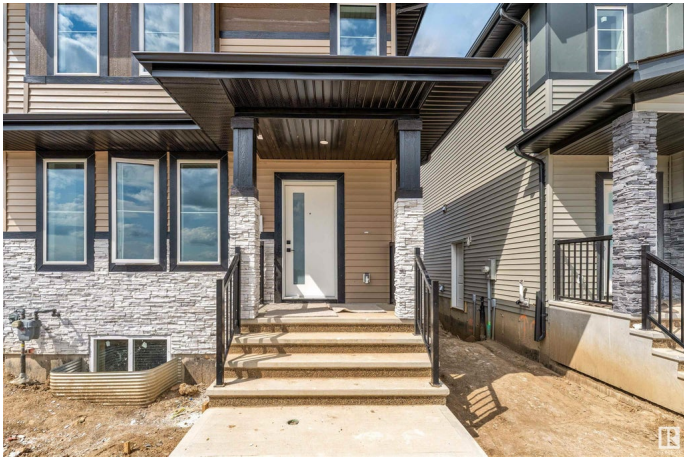
Azur, Beaumont, AB

Welcome to this stunning 4 bedroom house in the community of AZUR that features a full bedroom and a full 3 piece washroom with tiled shower on the main floor. This house welcome you with a nice living room with a feature wall and a electric fireplace, a L shape kitchen with dual tone cabinets till ceiling and nice lighting. Nice stairs with glass railing takes you to second floor in bonus room with feature wall. There is intent ceiling in masters bedroom and has attached 5 piece in suite. Closet throughout house has MDF shelves. There is another 3 piece washroom with tiles flooring for other 2 rooms. basement has potential to be developed into 2 bedroom legal suite with side entrance. This home truly has it allâ€™style, space, and a layout designed for todayâ€™s lifestyle. Donâ€™t miss this opportunity.

Built in 2025

Essential Information

MLS® #	E4446234
Price	\$515,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,726
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3614 39 Avenue
Area	Beaumont
Subdivision	Azur
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2C5

Amenities

Amenities	Ceiling 9 ft., Deck, Hot Water Tankless, 9 ft. Basement Ceiling
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Washer, Stove-Induction
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	July 6th, 2025
-------------	----------------

Days on Market 63

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 September 6th, 2025 at 11:02pm MDT