

\$499,900 - 3604 39 Avenue, Beaumont

MLS® #E4460552

\$499,900

4 Bedroom, 3.00 Bathroom, 1,818 sqft

Single Family on 0.00 Acres

Azur, Beaumont, AB

****BEAUMONT**24 POCKET**REGULAR LOT**FULLY UPGRADED**SIDE ENTRY****This charming home offers comfortable living across two well-designed floors,. The main floor presents an inviting living room with a cozy fireplace, perfect for family gatherings, alongside a functional kitchen with pantry, dining area, a bedroom, and a 4pc bathroom. Upstairs, you'll find a spacious primary bedroom complete with a walk-in closet and 5pc ensuite, two additional bedrooms, a second 4pc bathroom, and a versatile loft space that can serve as a family room or home office. The property's ideal location provides easy access to numerous amenities including parks, playgrounds, schools, and shopping plazas, making daily errands convenient while offering plenty of recreational opportunities for the whole family. This well-maintained home combines practical living spaces with a fantastic neighborhood setting, creating the perfect environment for comfortable family life in the desirable community of Beaumont.

Built in 2025

Essential Information

MLS® # E4460552

Price \$499,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,818
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3604 39 Avenue
Area	Beaumont
Subdivision	Azur
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3H2

Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Double Garage Detached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 2nd, 2025
Days on Market	17
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 19th, 2025 at 3:47pm MDT