

Courtesy Of Deep Nirwan Of Exp Realty

# \$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      38

Zoning                Zone 82

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Listing information last updated on November 16th, 2025 at 10:17am MST