Courtesy Of Deep Nirwan Of Exp Realty

$499,900 - 3608 40 Avenue, Beaumont

MLS® #E4451771

$499,900
4 Bedroom, 3.00 Bathroom, 1,738 sqft
Single Family on 0.00 Acres

Azur, Beaumont, AB

Half duplex in the sought-after Azur community in Beaumont. This beautifully upgraded home offers 4 bedrooms and 3 full bathrooms, including a full bedroom and bathroom on the main floor, perfect for guests. Enjoy 9 ft ceilings on both the main floor and basement, quartz countertops throughout, and a stylish electric fireplace with feature wall. The modern kitchen with backsplash, and ample storage. Upstairs, youâ€™ll find a spacious Bonus room on upper level. Primary bedroom with an indent ceiling and custom MDF feature wall. 2 More bedrooms with common bathroom. Laundry o Upper Level. Additional highlights include a side entrance to the basement. Located in a growing family-friendly neighborhood close to schools, parks, and shopping.

Built in 2025

Essential Information

MLS® #	E4451771
Price	$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,738
Acres	0.00
Year Built	2025

Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3608 40 Avenue
Area	Beaumont
Subdivision	Azur
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3B6

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home
Parking	Over Sized, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	August 7th, 2025
Days on Market	74
Zoning	Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)
Listing information last updated on October 20th, 2025 at 5:32pm MDT