

\$750,000 - 4012 40 Street, Beaumont

MLS® #E4438417

\$750,000

4 Bedroom, 4.00 Bathroom, 2,500 sqft
Single Family on 0.00 Acres

Lakeview North, Beaumont, AB

TRIPLE GARAGE CUSTOM BUILT in AZUR Community, Walking Trail & Green Space At Back ,Lot close to all amenities. Offering 5 BEDS/4 BATHS. ****YOU CAN CHOOSE Custom FLOOR PLAN**** OR Features w/OPEN TO ABOVE CEILING, 9' Ceilings on all three floors. MAIN FLOOR BEDROOM & full Bath , luxury Vinyl flooring, SPICE KITCHEN w/gas cooktop, walk thru pantry, QUARTZ , upstairs laundry. Master Bedroom w/coffered ceilings & walk in closet, 5pc ensuite w/JET JACUZZI , bonus room, 3 other rooms w/one 3pc bath.

Built in 2025

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4438417 |
| Price | \$750,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,500 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |



Community Information

| | |
|-------------|----------------|
| Address | 4012 40 Street |
| Area | Beaumont |
| Subdivision | Lakeview North |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 3C1 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Ceiling 9 ft. |
| Parking | Triple Garage Attached |

Interior

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

Exterior

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 24th, 2025 |
| Days on Market | 23 |
| Zoning | Zone 82 |

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Listing information last updated on June 16th, 2025 at 7:17pm MDT