

# \$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 46

Zoning Zone 82

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Listing information last updated on August 21st, 2025 at 12:02am MDT