

# \$669,900 - 3905 41 Avenue, Beaumont

MLS® #E4424761

**\$669,900**

4 Bedroom, 4.00 Bathroom, 2,461 sqft  
Single Family on 0.00 Acres

Lakeview North, Beaumont, AB

Welcome to this beautifully designed, fully custom home, crafted to meet all your family's needs. Located on a quiet street, this property offers a spacious layout with 4 bedrooms and 4 bathrooms. The main level features a stunning kitchen with built-in stainless steel appliances and a separate spice kitchen – perfect for those who love to cook and entertain. Spindle railing that adds both style and safety to the space. The open floor plan allows for easy flow and the high ceiling makes your place look bright and elegant. A full bedroom and bathroom on the main floor provide added convenience. The south-facing backyard promises plenty of sunlight, ideal for outdoor relaxation or entertaining while oversized triple-pane windows throughout the home flood the space with natural light, creating a bright atmosphere. The separate entrance to the unfinished basement presents potential for a future legal suite. The home sits on a regular lot, offering three basement windows and offers plenty of road parking.

Built in 2024

## Essential Information

MLS® # E4424761  
Price \$669,900



3905 41 Ave, Beaumont, AB

Main Building: Total Exterior Area Above Grade 228.65 m<sup>2</sup>



Main Floor  
Exterior Area 97.05 m<sup>2</sup>

2nd Floor  
Exterior Area 131.60 m<sup>2</sup>

0 2 4 m

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2024/01/03

IGU DT



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,461
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3905 41 Avenue
Area	Beaumont
Subdivision	Lakeview North
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3B5

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Television Connection, Vacuum System-Roughed-In, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	March 8th, 2025
Days on Market	26
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 April 3rd, 2025 at 1:47am MDT