

\$589,907 - 3514 41 Ave, Beaumont

MLS® #E4454543

\$589,907

4 Bedroom, 3.00 Bathroom, 2,002 sqft

Single Family on 0.00 Acres

Azur, Beaumont, AB

FULLY Upgraded home. Welcome to this beautifully brand NEW, ready to MOVE-IN 2,000+ sq ft home located in the desirable community. Designed with both style and functionality in mind, this upgraded home is perfect for families and multi-generational living. 4 spacious BEDROOMS & 3 FULL bathrooms – including a MAIN floor bedroom and FULL bath. Gourmet kitchen with high-end finishes and brand-NEW appliances, SPICE KITCHEN-perfect for culinary enthusiasts. Electric fireplace in OPEN to BELOW living area and window blinds for added comfort. Spacious DOUBLE car garage. Stairs with GLASS railing and step LIGHTS leads upstairs, where you will find LVP flooring, primary bed w/ 5 pc ENSUITE & walk-in closet, additional 2 bedrooms and bonus room. Laundry is on upper level for your comfort. Unfinished basement with SEPARATE SIDE ENTRANCE and 2 WINDOWS-ready for a future in-law suite or legal suite (income potential). Located in a family-friendly neighborhood close to parks, schools, and major commuter routes.

Built in 2025

Essential Information

MLS® # E4454543

Price \$589,907



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,002
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3514 41 Ave
Area	Beaumont
Subdivision	Azur
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2Y3

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Hot Water Instant, No Animal Home, No Smoking Home, Parking-Extra, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking	Double Garage Attached, Front Drive Access, Insulated

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, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

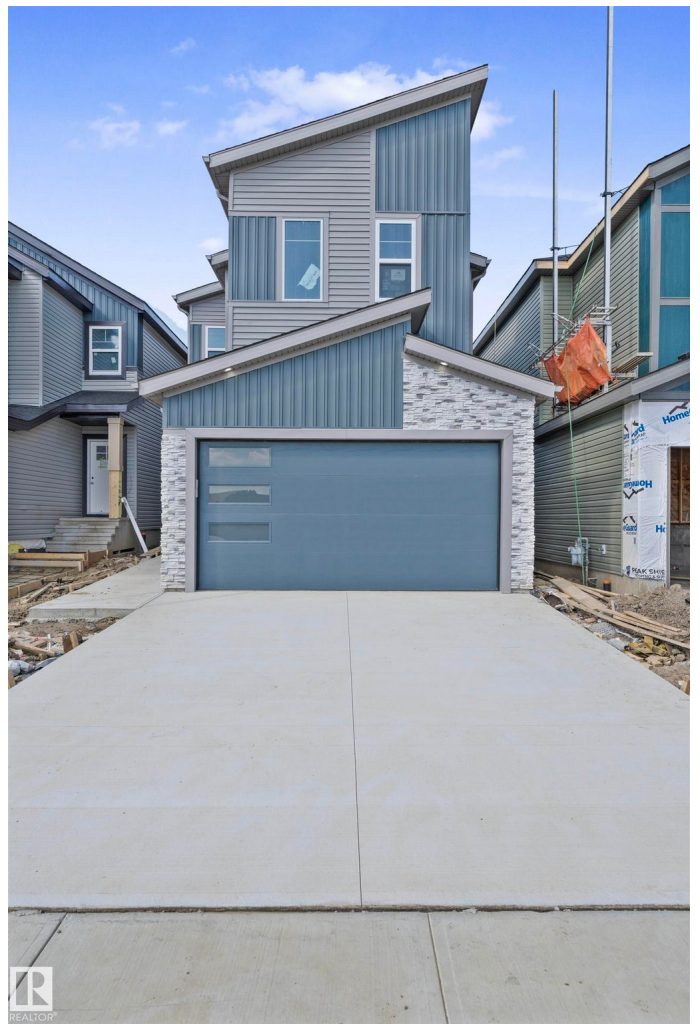
Exterior

Exterior	Wood, Asphalt, Stone, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Golf Nearby, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Asphalt, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 24th, 2025
Days on Market	23
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 September 16th, 2025 at 4:47am MDT