

Courtesy Of Raman Gakhal Of Venus Realty

\$825,000 - 4012 40 Street, Beaumont

MLS® #E4418523

\$825,000

7 Bedroom, 5.00 Bathroom, 2,600 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 7 BEDS/5 BATHS. ****YOU CAN CHOOSE ANY 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. FULLY FINISHED BASEMENT, LEGAL SUITE INCLUDED IN THIS PRICE.

ng #E4375400



Built in 2025

Essential Information

MLS® #	E4418523
Price	\$825,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	2,600
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., Detectors Smoke, No Smoking Home, See Remarks, 9 ft. Basement Ceiling
Parking Triple Garage Attached

Interior

Interior Features ensuite bathroom
Appliances See Remarks
Heating Forced Air-2, Natural Gas
Stories 3
Has Basement Yes
Basement Full, Finished

Exterior

Exterior Wood, Vinyl
Exterior Features Airport Nearby, Back Lane, Schools
Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed January 18th, 2025
Days on Market 76
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 4th, 2025 at 8:32am MDT