

# \$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 |



|                |                        |
|----------------|------------------------|
| 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 | 44              |
| Zoning         | Zone 82         |

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Listing information last updated on April 21st, 2025 at 8:17am MDT