

## \$609,800 - 3906 41 Avenue, Beaumont

MLS® #E4418868

**\$609,800**

3 Bedroom, 3.00 Bathroom, 2,052 sqft

Single Family on 0.00 Acres

Lakeview (Leduc County), Beaumont, AB

Welcome to the sought-after neighbourhood of Lakeview! This stunning future new build dream home awaits you w/ over 2,052+ sqft of luxurious living space above ground. This future home is a perfect blend of contemporary design & comfortable living. The main floor features a versatile den, perfect for a home office or guest room! The focal point of the living area is a sleek & modern electric fireplace to complement the open-concept layout. The kitchen features exquisite quartz countertops & modern cabinetry! The builder offers you a generous \$5,500 appliance credit, allowing you to customize your culinary haven to your liking! The bonus room upstairs leads to a huge BONUS ROOM, 3 spacious bdrms & 2 full baths w/ the Primary bdrm featuring a 5-pc ensuite! Peace of mind is a priority w/ this new build coming w/ a new home warranty & refundable \$2,500 landscaping deposit! The boundless potential of your unfinished basement awaits with plenty of options to upgrade!

Built in 2025

### Essential Information

MLS® # E4418868

Price \$609,800

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	2,052
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3906 41 Avenue
Area	Beaumont
Subdivision	Lakeview (Leduc County)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3B5

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Calmar Elementary School
Middle	Calmar Secondary School
High	Leduc Composite Highschool

### **Additional Information**

Date Listed	January 22nd, 2025
Days on Market	103
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 May 5th, 2025 at 7:17pm MDT