

## \$499,900 - 3604 39 Avenue, Beaumont

MLS® #E4460552

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,818 sqft

Single Family on 0.00 Acres

Azur, Beaumont, AB

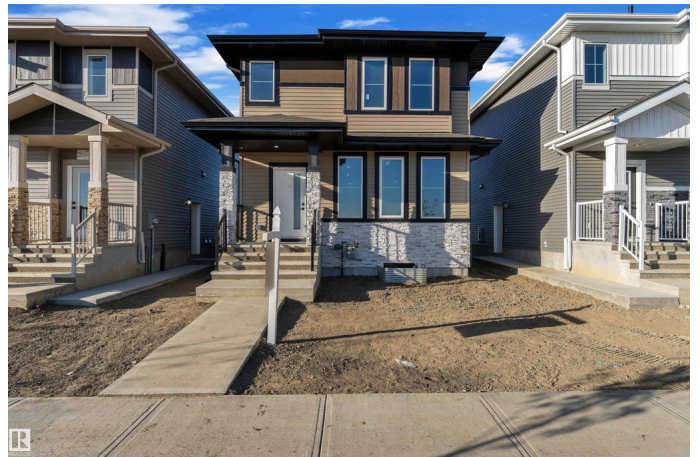
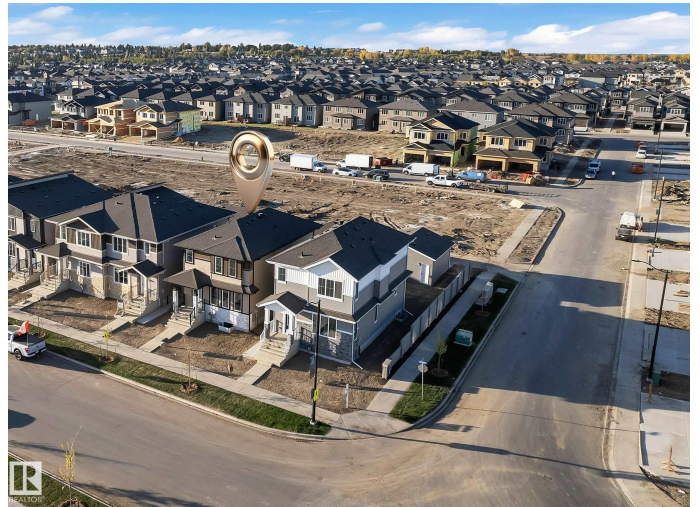
**\*\*BEAUMONT\*\*24 POCKET\*\*REGULAR LOT\*\*FULLY UPGRADED\*\*SIDE ENTRY\*\***This charming home offers comfortable living across two well-designed floors,. The main floor presents an inviting living room with a cozy fireplace, perfect for family gatherings, alongside a functional kitchen with pantry, dining area, a bedroom, and a 4pc bathroom. Upstairs, you'll find a spacious primary bedroom complete with a walk-in closet and 5pc ensuite, two additional bedrooms, a second 4pc bathroom, and a versatile loft space that can serve as a family room or home office. The property's ideal location provides easy access to numerous amenities including parks, playgrounds, schools, and shopping plazas, making daily errands convenient while offering plenty of recreational opportunities for the whole family. This well-maintained home combines practical living spaces with a fantastic neighborhood setting, creating the perfect environment for comfortable family life in the desirable community of Beaumont.

Built in 2025

### Essential Information

MLS® # E4460552

Price \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,818                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3604 39 Avenue |
| Area        | Beaumont       |
| Subdivision | Azur           |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 3H2        |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Double Garage Detached                     |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | None                      |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                       |
| Exterior Features | Airport Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 19                |
| Zoning         | Zone 82           |

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Listing information last updated on October 21st, 2025 at 6:02am MDT