

# \$594,500 - 3520 41 Avenue, Beaumont

MLS® #E4460125

## \$594,500

3 Bedroom, 3.00 Bathroom, 1,994 sqft  
Single Family on 0.00 Acres

Azur, Beaumont, AB

This stylish home offers a double attached garage and thoughtful details throughout. The main floor features tile flooring, a den with a full bath, a mud room, and a bright open-to-below living area. The kitchen stands out with two-tone cabinets and is complemented by a spice kitchen for extra storage and cooking space. Upstairs, carpeted stairs lead to vinyl flooring, a spacious bonus room, and a convenient laundry room. The primary bedroom includes a 5-piece ensuite, while two additional bedrooms share a well-appointed common bath, making this home both functional and family-friendly.

Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4460125               |
| Price          | \$594,500              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,994                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                |
|-------------|----------------|
| Address     | 3520 41 Avenue |
| Area        | Beaumont       |
| Subdivision | Azur           |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 3H3        |

## Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached          |

## Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                            |
| Stories           | 2                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                     |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Airport Nearby     |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 41                   |
| Zoning         | Zone 82              |

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Listing information last updated on November 10th, 2025 at 2:33pm MST