

**\$750,000 - 4012 40 Street, Beaumont**

MLS® #E4438417

**\$750,000**

4 Bedroom, 4.00 Bathroom, 2,500 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 5 BEDS/4 BATHS. \*\*\*\*YOU CAN CHOOSE Custom 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 wJET JACUZZI , bonus room, 3 other rooms w/one 3pc bath.

Built in 2025

**Essential Information**

MLS® #	E4438417
Price	\$750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,500
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.
Parking	Triple Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
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	May 24th, 2025
Days on Market	23
Zoning	Zone 82

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Listing information last updated on June 16th, 2025 at 12:32pm MDT