# \$459,500 - 3610 39 Avenue, Beaumont

MLS® #E4448282

### \$459.500

4 Bedroom, 3.00 Bathroom, 1,614 sqft Single Family on 0.00 Acres

Azur, Beaumont, AB

**GST REBATE APPLIES!! BRAND NEW** HALF DUPLEX IN BEAUMONT, IMMEDIATE POSSESSION AVAILABLE, MAIN FLOOR BEDROOM & FULL BATHROOM, DOUBLE DETACHED GARAGE, SEPARATE SIDE ENTRANCE FOR FUTURE DEVELOPMENT. Welcome to this beautifully built home by Efficient Homes offering over 1,600 sq. ft. of modern living. Featuring 3 bedrooms, bonus room and quartz countertops with BRAND NEW APPLIANCES included. Enjoy a DOUBLE DETACHED GARAGE and basement with two windows ready for future development. Located in a family-friendly community just opposite to future schools, parks, and shopping nearby. Don't miss your chance to own this versatile and stylish home! Whether you're a growing family, a first-time homebuyer, or an investor seeking a quality property with income potential, this home checks all the boxes.



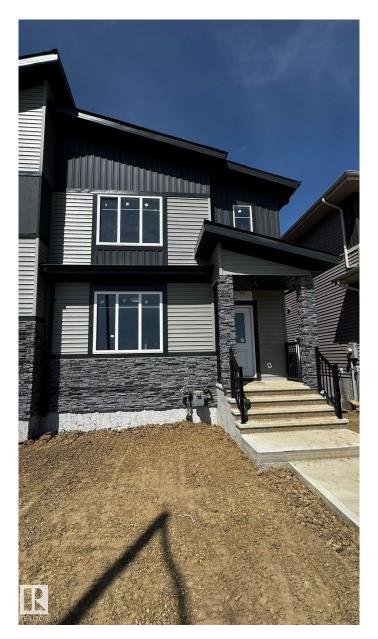
#### **Essential Information**

MLS® # E4448282 Price \$459,500

Bedrooms 4

Bathrooms 3.00

Full Baths 3





Square Footage 1,614
Acres 0.00
Year Built 2025

Type Single Family
Sub-Type Half Duplex
Style 2 Storey
Status Active

## **Community Information**

Address 3610 39 Avenue

Area Beaumont

Subdivision Azur

City Beaumont County ALBERTA

Province AB

Postal Code T4X 2C5

#### **Amenities**

Amenities Ceiling 9 ft., 9 ft. Basement Ceiling

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric,

Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Park/Reserve, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed July 16th, 2025

Days on Market 55

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 September 9th, 2025 at 6:47pm MDT