

\$467,500 - 3610 39 Avenue, Beaumont

MLS® #E4448282

\$467,500

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

Azur, Beaumont, AB

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, main floor den & full bath, 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. Donâ€™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. THIS HOUSE FALLS UNDER GST REBATE PROGRAM

Built in 2025

Essential Information

MLS® #	E4448282
Price	\$467,500
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

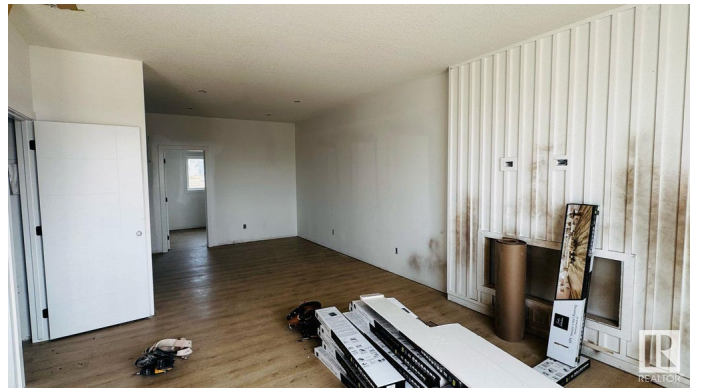
Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

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	22
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 August 7th, 2025 at 12:47am MDT