\$449,900 - 3610 39 Avenue, Beaumont

MLS® #E4456876

\$449.900

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. 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

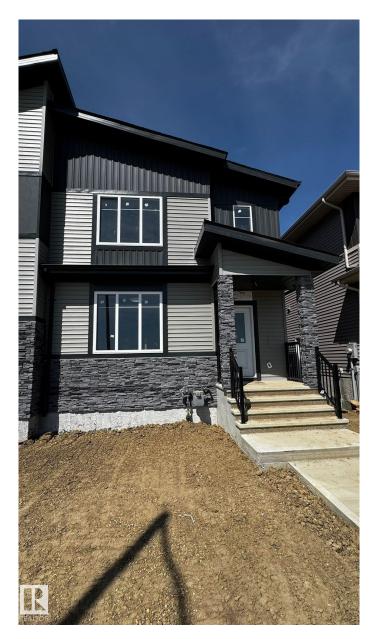
MLS® # E4456876 Price \$449,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,614





0.00 Acres 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 **ALBERTA** County

Province AB

Postal Code T4X 2C5

Amenities

Ceiling 9 ft., 9 ft. Basement Ceiling **Amenities**

Parking Double Garage Detached

Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Full, Unfinished Basement

Exterior

Wood, Vinyl Exterior

Exterior Features Park/Reserve, Schools, Shopping Nearby

Roof **Asphalt Shingles**

Wood, Vinyl Construction

Foundation Concrete Perimeter

Additional Information

Date Listed September 9th, 2025

Days on Market 37

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 October 16th, 2025 at 4:02pm MDT