

\$499,500 - 3621 41 Avenue, Beaumont

MLS® #E4465293

\$499,500

3 Bedroom, 2.50 Bathroom, 1,770 sqft
Single Family on 0.00 Acres

Azur, Beaumont, AB

Experience upscale living in this stunning 1770 sq. ft. modern duplex featuring hardwood flooring on the main level and an impressive open-to-below living room filled with natural light. The sleek kitchen offers built-in stainless steel appliances and a large island, perfect for entertaining. A convenient main-floor bedroom or office adds flexibility. Upstairs, the spacious primary suite includes a 5-piece ensuite and walk-in closet with custom MDF shelving. Enjoy air conditioning, a separate side entrance to the unfinished basement (suite potential), and a fully landscaped yard with a deck. Ideally located within walking distance to schools and a new high school opening soon, just a 2-minute walk away, this home combines luxury, comfort, and modern design – perfect for families, professionals, or investors.

Built in 2023

Essential Information

MLS® #	E4465293
Price	\$499,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,770



Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3621 41 Avenue
Area	Beaumont
Subdivision	Azur
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1M6

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	École Beau Meadow School
------------	--------------------------

Additional Information

Date Listed November 10th, 2025
Days on Market 2
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 November 11th, 2025 at 9:03pm MST