

## \$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

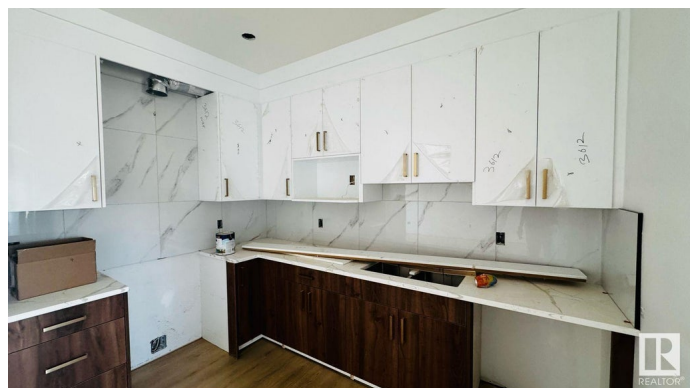
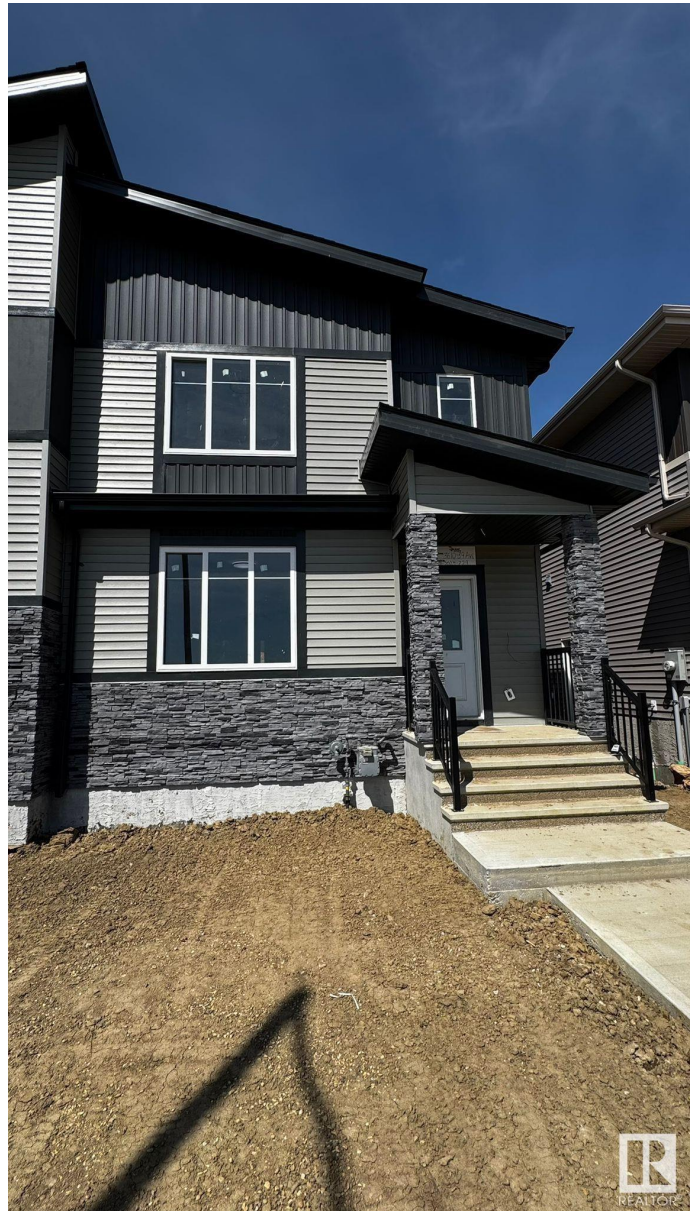
GST REBATE APPLIES!! BRAND NEW HALF DUPLEX IN BEAUMONT, IMMEDIATE POSSESSION AVAILABLE, MAIN FLOOR BEDROOM & FULL BATHROOM , DOUBLE DETACHED GARAGE, SEPARATE SIDE ENTRANCE FOR FUTURE DEVELOPMENT.

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. 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     | \$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

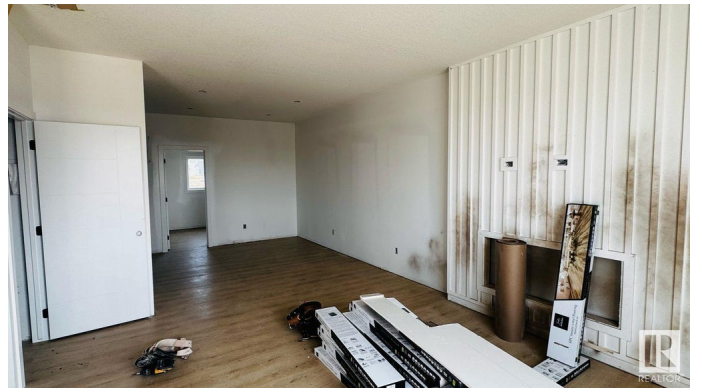
|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                |
| 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 | 28              |
| Zoning         | Zone 82         |



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Listing information last updated on August 13th, 2025 at 4:18am MDT