# \$609,800 - 3906 41 Avenue, Beaumont

MLS® #E4418868

#### \$609,800

3 Bedroom, 3.00 Bathroom, 2,052 sqft Single Family on 0.00 Acres

Lakeview (Leduc County), Beaumont, AB

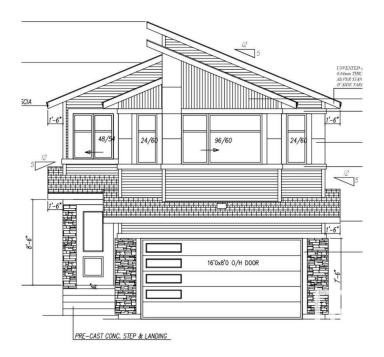
Welcome to the sought-after neighbourhood of Lakeview! This stunning future new build dream home awaits you w/ over 2,052+ sqft of luxurious living space above ground. This future home is a perfect blend of contemporary design & comfortable living. The main floor features a versatile den, perfect for a home office or guest room! The focal point of the living area is a sleek & modern electric fireplace to complement the open-concept layout. The kitchen features exquisite quartz countertops & modern cabinetry! The builder offers you a generous \$5,500 appliance credit, allowing you to customize your culinary haven to your liking! The bonus room upstairs leads to a huge BONUS ROOM, 3 spacious bdrms & 2 full baths w/ the Primary bdrm featuring a 5-pc ensuite! Peace of mind is a priority w/ this new build coming w/ a new home warranty & refundable \$2,500 landscaping deposit! The boundless potential of your unfinished basement awaits with plenty of options to upgrade!

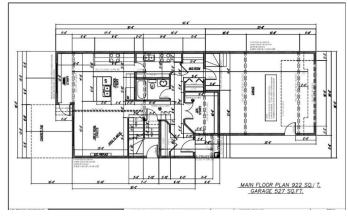
Built in 2025

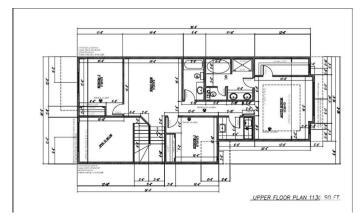
#### **Essential Information**

MLS® # E4418868 Price \$609,800

Bedrooms 3







Bathrooms 3.00

Full Baths 3

Square Footage 2,052

Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 3906 41 Avenue

Area Beaumont

Subdivision Lakeview (Leduc County)

City Beaumont County ALBERTA

Province AB

Postal Code T4X 3B5

#### **Amenities**

Amenities See Remarks

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Flat Site, Park/Reserve, Public Transportation, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Calmar Elementary School

Middle Calmar Secondary School

High Leduc Composite Highschool

### **Additional Information**

Date Listed January 22nd, 2025

Days on Market 96

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 April 28th, 2025 at 7:32am MDT