\$750,000 - 4012 40 Street, Beaumont

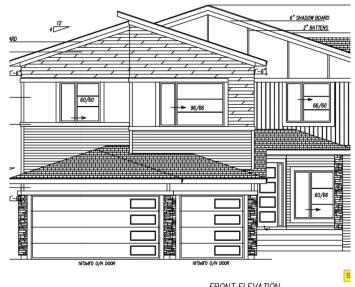
MLS® #E4438417

\$750,000

4 Bedroom, 4.00 Bathroom, 2,500 sqft Single Family on 0.00 Acres

Lakeview North, Beaumont, AB

TRIPLE GARAGE CUSTOM BUILT in AZUR Community, Walking Trail & Green Space At Back ,Lot close to all amenities. Offering 5 BEDS/4 BATHS. ****YOU CAN CHOOSE Custom FLOOR PLAN**** OR Features w/OPEN TO ABOVE CEILING, 9' Ceilings on all three floors. MAIN FLOOR BEDROOM & full Bath, luxury Vinyl flooring, SPICE KITCHEN w/gas cooktop, walk thru pantry, QUARTZ, upstairs laundry. Master Bedroom w/coffered ceilings & walk in closet, 5pc ensuite wJET JACUZZI, bonus room, 3 other rooms w/one 3pc bath.



FRONT ELEVATION

Built in 2025

Essential Information

MLS®# E4438417 Price \$750,000

Bedrooms 4

4.00 Bathrooms

Full Baths 4

Square Footage 2,500

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type **Detached Single Family**

Style 2 Storey Status Active

Community Information

Address 4012 40 Street

Area Beaumont

Subdivision Lakeview North

City Beaumont County ALBERTA

Province AB

Postal Code T4X 3C1

Amenities

Amenities Ceiling 9 ft.

Parking Triple Garage Attached

Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed May 24th, 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 June 14th, 2025 at 10:17pm MDT