# \$750,000 - 4012 40 Street, Beaumont

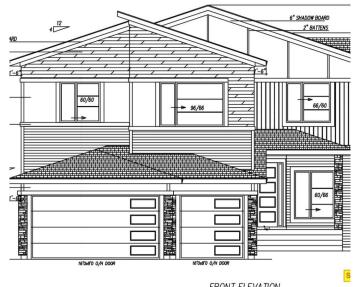
MLS® #E4438417

# \$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 26

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 19th, 2025 at 11:47am MDT