

## \$595,000 - 3516 41 Avenue, Beaumont

MLS® #E4464283

**\$595,000**

3 Bedroom, 3.00 Bathroom, 2,000 sqft

Single Family on 0.00 Acres

Azur, Beaumont, AB

BRAND NEW, READY TO MOVE-IN home offering 2000+ sq ft, loaded with premium upgrades! ALL APPLIANCES AND WINDOW BLINDS INCLUDED. CUSTOM kitchen and SPICE KITCHEN with high-end finishes, golden-accented UPGRADED QUARTZ COUNTERTOPS, and designer handles. Main floor features a DEN with closet (can serve as a bedroom) and a full 3-piece bath. Premium 2x2 tiles on main and luxury vinyl upstairs. OPEN-TO-ABOVE living area with matte-finish tile wall and electric fireplace. Sleek black and gold lighting, plumbing, and hardware throughout. Staircase with premium spindle railing and step lights. Primary suite offers a modern feature wall, indent ceiling, walk-in closet, and a luxury 5-piece ensuite. Side entrance for potential 2-bedroom legal suite. Over \$20K IN UPGARDES beyond similar homes on same street. WALKING DISTANCE to school, park, and upcoming shopping plaza. Only 20 minutes to the airport – a perfect blend of style, comfort, and convenience.

Built in 2025

### Essential Information

MLS® # E4464283

Price \$595,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,000                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3516 41 Avenue |
| Area        | Beaumont       |
| Subdivision | Azur           |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 3H3        |

### Amenities

|                |                                                                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                     |
| Parking        | Double Garage Attached, Insulated                                                                                                                                     |

### Interior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Stove-Gas, Washer, Window Coverings, Curtains and Blinds |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                        |
| Fireplaces        | Tile Surround                                                                                                                                                                              |
| Stories           | 2                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                                                                           |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood, Vinyl, Hardie Board Siding                     |
| Exterior Features | Airport Nearby, Cul-De-Sac, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                     |
| Construction      | Wood, Vinyl, Hardie Board Siding                     |
| Foundation        | Concrete Perimeter                                   |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 82            |

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Listing information last updated on November 9th, 2025 at 8:32am MST