

# \$499,500 - 3621 41 Avenue, Beaumont

MLS® #E4465293

## \$499,500

3 Bedroom, 2.50 Bathroom, 1,770 sqft  
Single Family on 0.00 Acres

Azur, Beaumont, AB

Experience upscale living in this stunning 1770 sq. ft. modern duplex featuring hardwood flooring on the main level and an impressive open-to-below living room filled with natural light. The sleek kitchen offers built-in stainless steel appliances and a large island, perfect for entertaining. A convenient main-floor bedroom or office adds flexibility. Upstairs, the spacious primary suite includes a 5-piece ensuite and walk-in closet with custom MDF shelving. Enjoy air conditioning, a separate side entrance to the unfinished basement (suite potential), and a fully landscaped yard with a deck. Ideally located within walking distance to schools and a new high school opening soon, just a 2-minute walk away, this home combines luxury, comfort, and modern design – perfect for families, professionals, or investors.

Built in 2023

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4465293  |
| Price          | \$499,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,770     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2023          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3621 41 Avenue |
| Area        | Beaumont       |
| Subdivision | Azur           |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 1M6        |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke |
| Parking   | Double Garage Attached                 |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Stories           | 2                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                 |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                          |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                     |
| Construction      | Wood, Vinyl                                                                          |
| Foundation        | Concrete Perimeter                                                                   |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | École Beau Meadow School |
|------------|--------------------------|

**Additional Information**

Date Listed                November 10th, 2025  
Days on Market        1  
Zoning                    Zone 82

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Listing information last updated on November 11th, 2025 at 2:17am MST