

\$464,900 - 3720 39 Avenue, Beaumont

MLS® #E4445500

\$464,900

4 Bedroom, 3.00 Bathroom, 1,571 sqft
Single Family on 0.00 Acres

Azur, Beaumont, AB

Welcome to this stunning 1,571 sq ft half duplex in the sought-after Azur community in Beaumont. This beautifully upgraded home offers 4 bedrooms and 3 full bathrooms, including a full bedroom and bathroom on the main floor—perfect for guests or multi-generational living. Enjoy 9 ft ceilings on both the main floor and basement, elegant tile flooring, quartz countertops throughout, and a stylish electric fireplace with tile surround. The modern kitchen features glossy cabinets, stainless steel appliances, a tiled backsplash, and ample storage. Upstairs, you’ll find a spacious laundry area with quartz counter space, and a thoughtfully designed primary bedroom with an indent ceiling and custom MDF feature wall. Additional highlights include a side entrance to the basement with 2 windows—ideal for future development, step lights on the stairs, window blinds throughout, and a double detached garage. Located in a growing family-friendly neighborhood close to schools, parks, and shopping.

Built in 2024

Essential Information

| | |
|----------|-----------|
| MLS® # | E4445500 |
| Price | \$464,900 |
| Bedrooms | 4 |



| | |
|----------------|---------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,571 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 3720 39 Avenue |
| Area | Beaumont |
| Subdivision | Azur |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 2C5 |

Amenities

| | |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Hot Water Natural Gas |
| Parking | Double Garage Detached |

Interior

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

Exterior

| | |
|-------------------|--------------------------------------------------------------------|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Golf Nearby, Playground Nearby, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed July 3rd, 2025

Days on Market 13

Zoning Zone 82

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Listing information last updated on July 16th, 2025 at 2:17am MDT