# \$864,000 - 4008 40 Street, Beaumont

MLS® #E4450889

### \$864,000

5 Bedroom, 4.00 Bathroom, 2,909 sqft Single Family on 0.00 Acres

Lakeview North, Beaumont, AB

Luxury meets lifestyle at 4008 40 Street, Beaumont! This stunning 2,909 sq ft home offers 5 spacious bedrooms & 4 full bathrooms, including a main floor bedroom with full bathâ€"ideal for guests or multi-generational living. Enjoy two open-to-above living areas filled with natural light, elegant finishes, and two cozy fireplaces. The main kitchen is complemented by a full spice kitchen, perfect for chefs at heart. Upstairs, every bedroom has its own private ensuite plus a large bonus room for added flexibility. A triple attached garage, full appliance package, and thoughtful layout make this a perfect fit for growing families. Located close to schools, parks, and all amenitiesâ€"this home checks every box!

Built in 2025

#### **Essential Information**

MLS® # E4450889 Price \$864,000

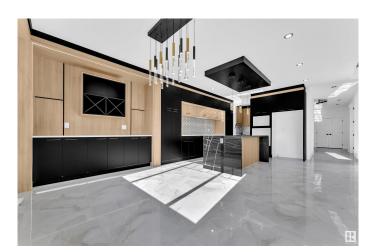
Bedrooms 5

Bathrooms 4.00

Full Baths 4

Square Footage 2,909 Acres 0.00

Year Built 2025







Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 4008 40 Street

Area Beaumont

Subdivision Lakeview North

City Beaumont County ALBERTA

Province AB

Postal Code T4X 2A8

#### **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Deck, No Smoking Home,

Smart/Program. Thermostat, See Remarks, HRV System, Natural Gas

BBQ Hookup, 9 ft. Basement Ceiling

Parking Triple Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Humidifier-Power(Furnace), Oven-Built-In, Refrigerator,

Stove-Countertop Electric, Stove-Gas, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door

Stories 2

Has Basement Yes

Basement None, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Golf Nearby, No Through Road, Playground

Nearby, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed August 1st, 2025

Days on Market 76

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 October 16th, 2025 at 2:17am MDT