

## \$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 29

Zoning Zone 82

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Listing information last updated on August 1st, 2025 at 6:17pm MDT