

# \$750,000 - 4012 40 Street, Beaumont

MLS® #E4438417

**\$750,000**

4 Bedroom, 4.00 Bathroom, 2,500 sqft  
Single Family on 0.00 Acres

Lakeview North, Beaumont, AB

TRIPLE GARAGE CUSTOM BUILT in AZUR Community, Walking Trail & Green Space At Back ,Lot close to all amenities. Offering 5 BEDS/4 BATHS. \*\*\*\*YOU CAN CHOOSE Custom FLOOR PLAN\*\*\*\* OR Features w/OPEN TO ABOVE CEILING, 9' Ceilings on all three floors. MAIN FLOOR BEDROOM & full Bath , luxury Vinyl flooring, SPICE KITCHEN w/gas cooktop, walk thru pantry, QUARTZ , upstairs laundry. Master Bedroom w/coffered ceilings & walk in closet, 5pc ensuite wJET JACUZZI , bonus room, 3 other rooms w/one 3pc bath.

Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4438417               |
| Price          | \$750,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,500                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |



## Community Information

|             |                |
|-------------|----------------|
| Address     | 4012 40 Street |
| Area        | Beaumont       |
| Subdivision | Lakeview North |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 3C1        |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft.          |
| Parking   | Triple Garage Attached |

## Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Airport Nearby     |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 1              |
| Zoning         | Zone 82        |

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Listing information last updated on May 25th, 2025 at 12:47am MDT