

\$449,900 - 3610 39 Avenue, Beaumont

MLS® #E4456876

\$449,900

4 Bedroom, 3.00 Bathroom, 1,614 sqft
Single Family on 0.00 Acres

Azur, Beaumont, AB

GST REBATE APPLIES!! BRAND NEW HALF DUPLEX IN BEAUMONT, IMMEDIATE POSSESSION AVAILABLE, MAIN FLOOR BEDROOM & FULL BATHROOM , DOUBLE DETACHED GARAGE, SEPARATE SIDE ENTRANCE FOR FUTURE DEVELOPMENT. Welcome to this beautifully built home by Efficient Homes offering over 1,600 sq. ft. of modern living. Featuring 3 bedrooms, bonus room and quartz countertops. Enjoy a DOUBLE DETACHED GARAGE and basement with two windows ready for future development. Located in a family-friendly community just opposite to future schools, parks, and shopping nearby. Donâ€™t miss your chance to own this versatile and stylish home! Whether you're a growing family, a first-time homebuyer, or an investor seeking a quality property with income potential, this home checks all the boxes.

Built in 2025

Essential Information

MLS® #	E4456876
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,614



Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3610 39 Avenue
Area	Beaumont
Subdivision	Azur
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2C5

Amenities

Amenities	Ceiling 9 ft., 9 ft. Basement Ceiling
Parking	Double Garage Detached

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	Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 9th, 2025
Days on Market	36
Zoning	Zone 82

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Listing information last updated on October 15th, 2025 at 4:17am MDT