

# \$467,500 - 3612 39 Avenue, Beaumont

MLS® #E4441332

**\$467,500**

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

Azur, Beaumont, AB

BRAND NEW HALF DUPLEX IN BEAUMONT, MID JULY 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, main floor den & full bath, and quartz countertops with BRAND NEW APPLIANCES included. 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. THIS HOUSE FALLS UNDER GST REBATE PROGRAM



Built in 2025

## Essential Information

MLS® #	E4441332
Price	\$467,500
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	3612 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	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
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 June 9th, 2025

Days on Market 55

Zoning Zone 82

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Listing information last updated on August 3rd, 2025 at 11:32am MDT