

# \$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 54

Zoning Zone 82

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Listing information last updated on August 2nd, 2025 at 11:47am MDT