

## \$749,900 - 4009 39 St, Beaumont

MLS® #E4425841

**\$749,900**

4 Bedroom, 3.00 Bathroom, 2,015 sqft

Single Family on 0.00 Acres

Azur, Beaumont, AB

This Stunning home built on 28 pocket regular lot located in most desired family friendly community of Azur Beaumont---Rare found upgrade---Enjoy the Comfort and Luxury Steam Shower in this custom house. Its 5 mins walking distance to future school, park and 7,8 mins to future commercial plaza . This Gem has mortgage helper 2 bedroom legal secondary suite with Gas range ,dishwasher, laundry . Main floor features spacious layout N executive finishes including tiles , huge bedroom , full bathroom , spacious spice kitchen , extended kitchen on wall with built in appliances, gas cook top , open to above , electric fireplace . 2nd floor you get Luxury Master bedroom with drop down ceiling , Bonus room , 2 other spacious bedrooms with shared full bathroom and Laundry.12 mins to Airport , Airport outlet mall and 10 mins to Edmonton makes all commutes short. This home backs on to back alley additionally for quick access to both sides and privacy. Seeing is believing.

Built in 2024

### Essential Information

MLS® # E4425841

Price \$749,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,015                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |            |
|-------------|------------|
| Address     | 4009 39 St |
| Area        | Beaumont   |
| Subdivision | Azur       |
| City        | Beaumont   |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T4X 1H2    |

### Amenities

|           |                                                                                                                                                              |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Sauna; Swirlpool; Steam, Television Connection, See Remarks, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Front Drive Access                                                                                                                   |

### Interior

|                   |                                                                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stacked Washer/Dryer, Stove-Countertop Gas, See Remarks, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Curtains and Blinds |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                                                                                                |
| Has Suite         | Yes                                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                                                                                                   |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Other, Vinyl                                                 |
| Exterior Features | Airport Nearby, Back Lane, Commercial, Public Swimming Pool, |

|              |                    |
|--------------|--------------------|
|              | Schools, View City |
| Roof         | Asphalt Shingles   |
| Construction | Other, Vinyl       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 48               |
| Zoning         | Zone 82          |

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Listing information last updated on May 1st, 2025 at 5:47pm MDT