\$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. Don'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.



Essential Information

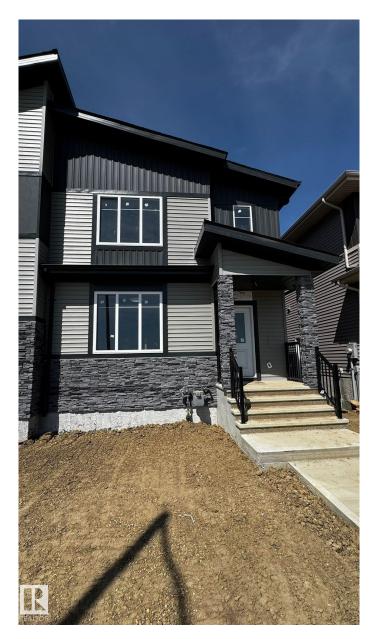
MLS® # E4456876 Price \$449,900

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 8:02pm MDT