

# \$459,900 - 3720 39 Av, Beaumont

MLS® #E4457152

**\$459,900**

4 Bedroom, 3.00 Bathroom, 1,571 sqft  
Single Family

Azur, Beaumont, Alberta

Welcome to this stunning 1,571 sq ft half duplex in the sought-after Azur community in Beaumont. This beautifully upgraded home offers 4 bedrooms and 3 full bathrooms, including a full bedroom and bathroom on the main floor—perfect for guests or multi-generational living. Enjoy 9 ft ceilings on both the main floor and basement, elegant tile flooring, quartz countertops throughout, and a stylish electric fireplace with tile surround. The modern kitchen features glossy cabinets, stainless steel appliances, a tiled backsplash, and ample storage. Upstairs, you’ll find a spacious laundry area with quartz counter space, and a thoughtfully designed primary bedroom with an indent ceiling and custom MDF feature wall. Additional highlights include a side entrance to the basement with 2 windows—ideal for future development, step lights on the stairs, window blinds throughout, and a double detached garage. Located in a growing family-friendly neighborhood close to schools, parks, and shopping. (id:6289)

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | E4457152  |
| Price          | \$459,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Square Footage | 1,571     |



|            |               |
|------------|---------------|
| Year Built | 2024          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

### Community Information

|             |            |
|-------------|------------|
| Address     | 3720 39 Av |
| Subdivision | Azur       |
| City        | Beaumont   |
| Province    | Alberta    |
| Postal Code | T4X2C5     |

### Amenities

|              |                                                        |
|--------------|--------------------------------------------------------|
| Amenities    | Airport, Golf Course, Schools, Shopping, Ceiling - 9ft |
| Features     | Lane, No Animal Home                                   |
| Parking      | Detached Garage                                        |
| # of Garages | 1                                                      |

### Interior

|              |                                                                                                                    |
|--------------|--------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Refrigerator, Stove, Washer, Window Coverings |
| Heating      | Forced air                                                                                                         |
| # of Stories | 2                                                                                                                  |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | Exp Realty |
|----------------|------------|



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