\$609,800 - 3906 41 Avenue, Beaumont

MLS® #E4418868

\$609,800

3 Bedroom, 3.00 Bathroom, 2,052 sqft Single Family on 0.00 Acres

Lakeview (Leduc County), Beaumont, AB

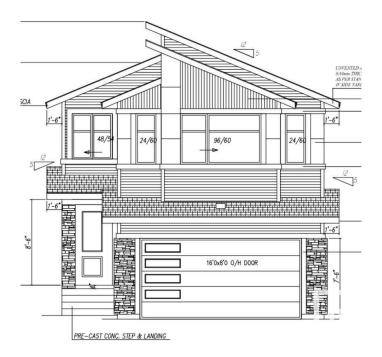
Welcome to the sought-after neighbourhood of Lakeview! This stunning future new build dream home awaits you w/ over 2,052+ sqft of luxurious living space above ground. This future home is a perfect blend of contemporary design & comfortable living. The main floor features a versatile den, perfect for a home office or guest room! The focal point of the living area is a sleek & modern electric fireplace to complement the open-concept layout. The kitchen features exquisite quartz countertops & modern cabinetry! The builder offers you a generous \$5,500 appliance credit, allowing you to customize your culinary haven to your liking! The bonus room upstairs leads to a huge BONUS ROOM, 3 spacious bdrms & 2 full baths w/ the Primary bdrm featuring a 5-pc ensuite! Peace of mind is a priority w/ this new build coming w/ a new home warranty & refundable \$2,500 landscaping deposit! The boundless potential of your unfinished basement awaits with plenty of options to upgrade!

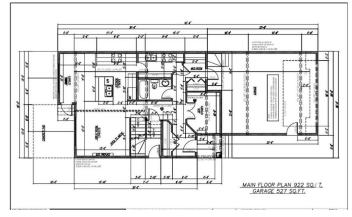
Built in 2025

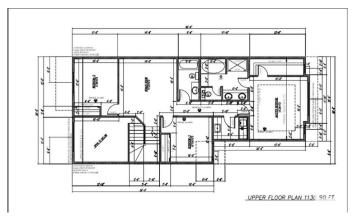
Essential Information

MLS® # E4418868 Price \$609,800

Bedrooms 3







Bathrooms 3.00

Full Baths 3

Square Footage 2,052

Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 3906 41 Avenue

Area Beaumont

Subdivision Lakeview (Leduc County)

City Beaumont County ALBERTA

Province AB

Postal Code T4X 3B5

Amenities

Amenities See Remarks

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Vinyl

Exterior Features Flat Site, Park/Reserve, Public Transportation, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Calmar Elementary School

Middle Calmar Secondary School

High Leduc Composite Highschool

Additional Information

Date Listed January 22nd, 2025

Days on Market 143

Zoning Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 13th, 2025 at 10:32pm MDT