

\$464,900 - 3720 39 Avenue, Beaumont

MLS® #E4445500

\$464,900

4 Bedroom, 3.00 Bathroom, 1,571 sqft
Single Family on 0.00 Acres

Azur, Beaumont, AB

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.

Built in 2024

Essential Information

MLS® #	E4445500
Price	\$464,900
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,571
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3720 39 Avenue
Area	Beaumont
Subdivision	Azur
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2C5

Amenities

Amenities	Ceiling 9 ft., Hot Water Natural Gas
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Golf Nearby, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed July 3rd, 2025

Days on Market 30

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 August 2nd, 2025 at 5:02pm MDT