

\$899,900 - 4005 4005 40 Avenue, Beaumont

MLS® #E4455056

\$899,900

5 Bedroom, 2.50 Bathroom, 2,540 sqft
Single Family on 0.00 Acres

Lakeview North, Beaumont, AB

Welcome to your future dream home, currently being built by AR Homes, nestled in a quiet cul-de-sac and backing to a serene lake for ultimate privacy and picturesque views. This stunning new construction features massive windows that flood the space with natural light and frame the beautiful surroundings. The main floor boasts a well-laid-out plan with an impressive open-to-above great room, a coffee bar, walk-through pantry, and a convenient main floor den—perfect for remote work or a private office. Upstairs, you'll find 4 spacious bedrooms, including a master suite with spa-inspired ensuite retreat. The home also features a massive triple garage—ideal for vehicles, storage, or a workshop. The basement is currently unfinished, offering the flexibility to design your own space—or have the builder complete it to your specifications. Currently under construction, this home offers the opportunity to customize and add your personal touches.



2 STOREY - 2540 SQ.FT.



Built in 2025

Essential Information

MLS® #	E4455056
Price	\$899,900
Bedrooms	5
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	2,540
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4005 4005 40 Avenue
Area	Beaumont
Subdivision	Lakeview North
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3C1

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Tankless, Insulation-Upgraded, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, Smart/Program. Thermostat, Vinyl Windows
Parking	Triple Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Humidifier-Power(Furnace)
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, See Remarks

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Cul-De-Sac, Environmental Reserve, Fenced

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 28th, 2025
Days on Market	18
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 September 15th, 2025 at 6:32pm MDT