

\$849,000 - 4004 40 Street, Beaumont

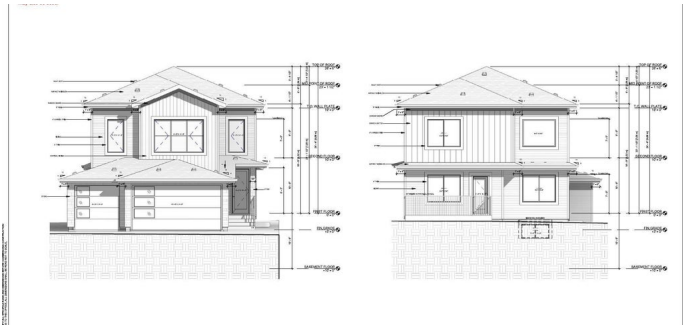
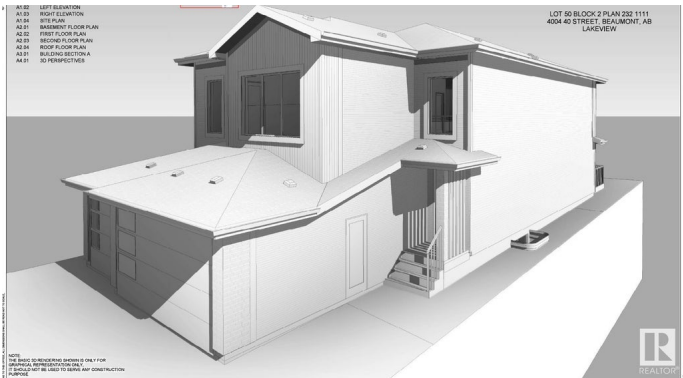
MLS® #E4450664

\$849,000

5 Bedroom, 4.00 Bathroom, 2,851 sqft
Single Family on 0.00 Acres

Azur, Beaumont, AB

BACKING to WALKING TRAIL! this custom home in the prestigious Lakeview North (Azur), Beaumont! Boasting over 2850 sq.ft. of luxury living, this masterpiece features a triple-car garage and sits on a huge regular lot. Step into the grand foyer with open-to-below ceiling and a spacious living area that makes a bold first impression. The gourmet kitchen is complemented by a full spice kitchen, perfect for culinary enthusiasts. The main floor includes a bedroom with full bath and another open-to-below in living area. Separate side entrance to the basement adds future potential. Upstairs offers 3 bedrooms total out of which 2 are master suites, a third bedroom, a bonus room, an additional full bathroom, and a laundry room for convenience. With premium finishes, a thoughtfully designed layout, and unbeatable location, this home is truly one of a kind. A must-see for those seeking space, luxury, and functionality! Please note: Photos shown are of a similar homes sold before; finishes and layout may vary.



Built in 2025

Essential Information

MLS® #	E4450664
Price	\$849,000
Bedrooms	5

Bathrooms	4.00
Full Baths	4
Square Footage	2,851
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4004 40 Street
Area	Beaumont
Subdivision	Azur
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3B6

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, See Remarks, HRV System, 9 ft. Basement Ceiling
Parking	Triple Garage Attached

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, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed July 31st, 2025
Days on Market 10
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 10th, 2025 at 5:32am MDT