

# \$749,900 - 4009 39 St, Beaumont

MLS® #E4425841

**\$749,900**

4 Bedroom, 3.00 Bathroom, 2,015 sqft

Single Family on 0.00 Acres

Azur, Beaumont, AB

This Stunning home built on 28 pocket regular lot located in most desired family friendly community of Azur Beaumont---Rare found upgrade---Enjoy the Comfort and Luxury Steam Shower in this custom house. Its 5 mins walking distance to future school, park and 7,8 mins to future commercial plaza . This Gem has mortgage helper 2 bedroom legal secondary suite with Gas range ,dishwasher, laundry . Main floor features spacious layout N executive finishes including tiles , huge bedroom , full bathroom , spacious spice kitchen , extended kitchen on wall with built in appliances, gas cook top , open to above , electric fireplace . 2nd floor you get Luxury Master bedroom with drop down ceiling , Bonus room , 2 other spacious bedrooms with shared full bathroom and Laundry.12 mins to Airport , Airport outlet mall and 10 mins to Edmonton makes all commutes short. This home backs on to back alley additionally for quick access to both sides and privacy. Seeing is believing.

Built in 2024

## Essential Information

MLS® # E4425841

Price \$749,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	2,015
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4009 39 St
Area	Beaumont
Subdivision	Azur
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1H2

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Sauna; Swirlpool; Steam, Television Connection, See Remarks, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stacked Washer/Dryer, Stove-Countertop Gas, See Remarks, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Curtains and Blinds
Heating	Forced Air-1, Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Other, Vinyl
Exterior Features	Airport Nearby, Back Lane, Commercial, Public Swimming Pool,

	Schools, View City
Roof	Asphalt Shingles
Construction	Other, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            March 14th, 2025

Days on Market      45

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 April 28th, 2025 at 8:47am MDT