

Courtesy Of Raman Gakhal Of Venus Realty

# \$825,000 - 4012 40 Street, Beaumont

MLS® #E4418523

**\$825,000**

7 Bedroom, 5.00 Bathroom, 2,600 sqft

Single Family on 0.00 Acres

Lakeview North, Beaumont, AB

TRIPLE GARAGE CUSTOM BUILT in AZUR Community, Walking Trail & Green Space At Back ,Lot close to all amenities. Offering 7 BEDS/5 BATHS. \*\*\*\*YOU CAN CHOOSE ANY FLOOR PLAN\*\*\*\* OR Features w/OPEN TO ABOVE CEILING, 9' Ceilings on all three floors. MAIN FLOOR BEDROOM & full Bath , luxury Vinyl flooring, SPICE KITCHEN w/gas cooktop, walk thru pantry, QUARTZ , upstairs laundry. Master Bedroom w/coffered ceilings & walk in closet, 5pc ensuite w/JET JACUZZI , bonus room, 3 other rooms w/one 3pc bath. FULLY FINISHED BASEMENT, LEGAL SUITE INCLUDED IN THIS PRICE.

ng #E4375400



Built in 2025

## Essential Information

MLS® #	E4418523
Price	\$825,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	2,600
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey

Status Active

### Community Information

Address 4012 40 Street  
Area Beaumont  
Subdivision Lakeview North  
City Beaumont  
County ALBERTA  
Province AB  
Postal Code T4X 3C1

### Amenities

Amenities Ceiling 9 ft., Detectors Smoke, No Smoking Home, See Remarks, 9 ft. Basement Ceiling  
Parking Triple Garage Attached

### Interior

Interior Features ensuite bathroom  
Appliances See Remarks  
Heating Forced Air-2, Natural Gas  
Stories 3  
Has Basement Yes  
Basement Full, Finished

### Exterior

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

### Additional Information

Date Listed January 18th, 2025  
Days on Market 82  
Zoning Zone 82

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Listing information last updated on April 10th, 2025 at 2:02pm MDT