

Courtesy Of Mani Bagga Of Royal Lepage Magna

## \$609,800 - 3906 41 Avenue, Beaumont

MLS® #E4443292

**\$609,800**

3 Bedroom, 3.00 Bathroom, 2,052 sqft

Single Family on 0.00 Acres

Lakeview (Leduc County), Beaumont, AB

Welcome to the sought-after neighbourhood of Lakeview! This stunning future new build dream home awaits you w/ over 2,052+ sqft of luxurious living space above ground. This future home is a perfect blend of contemporary design & comfortable living. The main floor features a versatile den, perfect for a home office or guest room! The focal point of the living area is a sleek & modern electric fireplace to complement the open-concept layout. The kitchen features exquisite quartz countertops & modern cabinetry! The builder offers you a generous \$5,500 appliance credit, allowing you to customize your culinary haven to your liking! The bonus room upstairs leads to a huge BONUS ROOM, 3 spacious bdrms & 2 full baths w/ the Primary bdrm featuring a 5-pc ensuite! Peace of mind is a priority w/ this new build coming w/ a new home warranty & refundable \$2,500 landscaping deposit! The boundless potential of your unfinished basement awaits with plenty of options to upgrade! Interior photos are from a ShowHome.

Built in 2025

### Essential Information

MLS® # E4443292

Price \$609,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,052                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3906 41 Avenue          |
| Area        | Beaumont                |
| Subdivision | Lakeview (Leduc County) |
| City        | Beaumont                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T4X 3B5                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Tile Surround             |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                              |
| Exterior Features | Flat Site, Park/Reserve, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Calmar Elementary School   |
| Middle     | Calmar Secondary School    |
| High       | Leduc Composite Highschool |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 48              |
| Zoning         | Zone 82         |

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Listing information last updated on August 6th, 2025 at 2:17am MDT