

Courtesy Of Mani Bagga Of Royal Lepage Magna

\$628,800 - 3904 41 Avenue, Beaumont

MLS® #E4443278

\$628,800

4 Bedroom, 3.00 Bathroom, 2,177 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 2177+ 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 4 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.

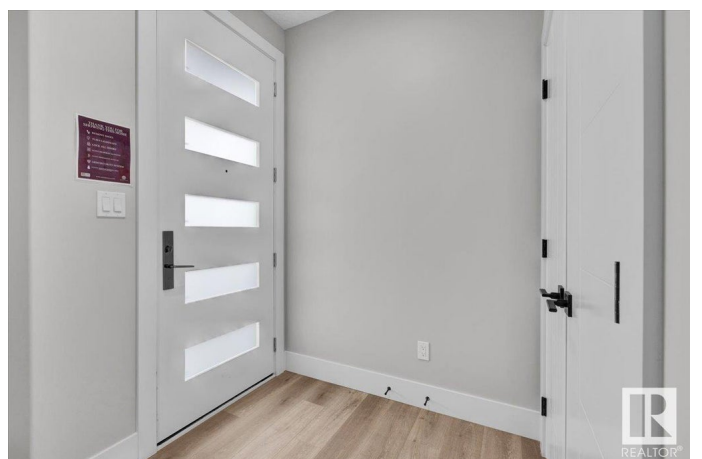
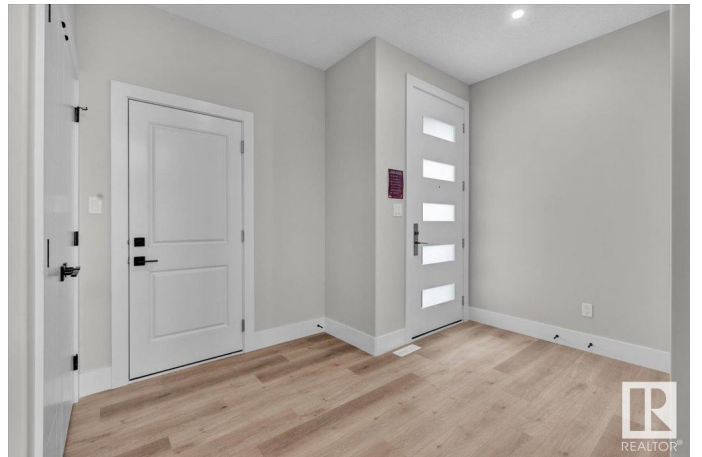
Built in 2025

Essential Information

MLS® # E4443278

Price \$628,800

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,177 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 3904 41 Avenue |
| Area | Beaumont |
| Subdivision | Lakeview (Leduc County) |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 3B5 |

Amenities

| | |
|----------------|------------------------|
| Amenities | See Remarks |
| Parking Spaces | 2 |
| 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, Playground Nearby, 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 59
Zoning Zone 82

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