

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                48  
Zoning                              Zone 82

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