

# \$899,000 - 4013 41 Street, Beaumont

MLS® #E4459870

**\$899,000**

4 Bedroom, 3.00 Bathroom, 1,698 sqft  
Single Family on 0.00 Acres

Azur, Beaumont, AB

Tucked away in the sought-after cul-de-sac of “The Cove,” this impressive AR Homes bungalow combines luxury, comfort, and practicality. Set on an expansive pie-shaped lot and surrounded by walking trails, it offers a rare sense of privacy and space. Inside, soaring ceilings, oversized windows, and an open-concept layout create bright, welcoming living areas. The garage provides generous room for vehicles, storage, or hobby space. The main floor is anchored by a show-stopping kitchen, a stylish den, and a serene primary suite. With four large bedrooms and 3 baths in total, the home also features a fully finished basement with a large recreational area—perfect for gatherings, entertainment, or an ideal space for kids. Available for immediate occupancy, this home is ready for you to move in and start enjoying right away.

Built in 2025

## Essential Information

MLS® #	E4459870
Price	\$899,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,698
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4013 41 Street
Area	Beaumont
Subdivision	Azur
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3C1

### Amenities

Amenities	Ceiling 10 ft., Deck, Detectors Smoke, Hot Water Tankless, HRV System
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Ecole Beau Meadow
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Middle	Ecole JE Lapointe
High	Beaumont Composite

### **Additional Information**

Date Listed	September 27th, 2025
Days on Market	2
Zoning	Zone 82

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