

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.

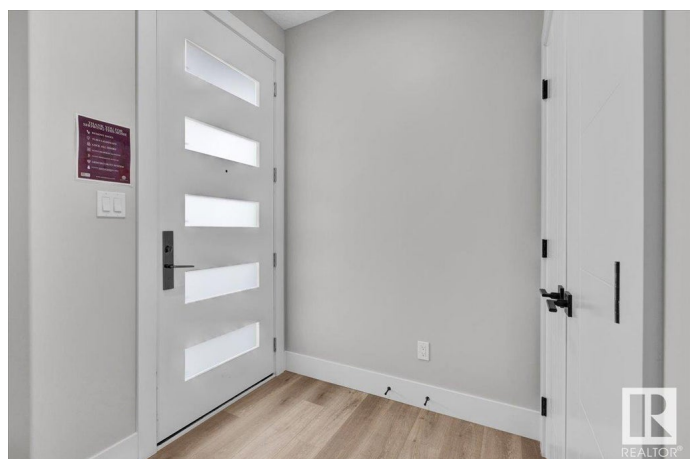
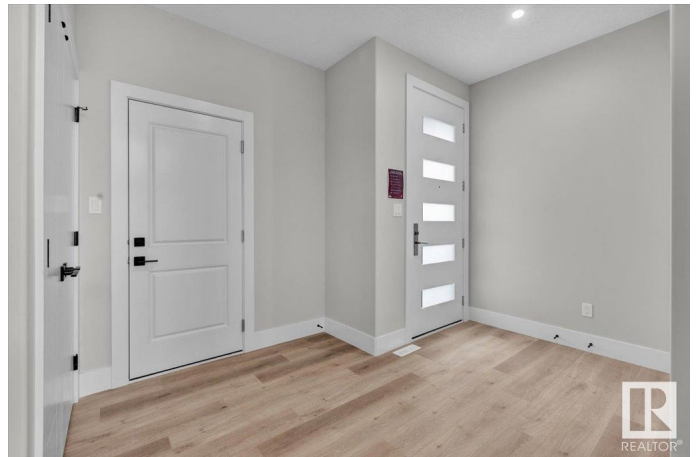
Built in 2025

### 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                90  
Zoning                              Zone 82

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