

# \$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 |
|------------|-------------------|

|        |                    |
|--------|--------------------|
| Middle | Ecole JE Lapointe  |
| High   | Beaumont Composite |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 14                   |
| Zoning         | Zone 82              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 11th, 2025 at 6:02am MDT