

\$499,000 - 3526 42 Ave, Beaumont

MLS® #E4425875

\$499,000

3 Bedroom, 3.00 Bathroom, 1,760 sqft
Single Family on 0.00 Acres

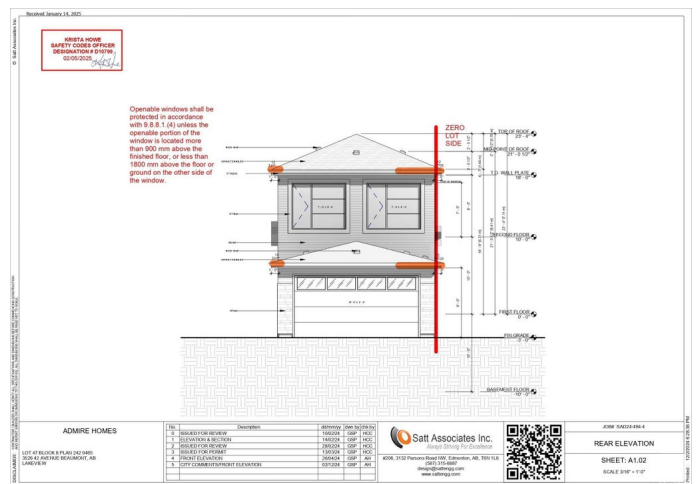
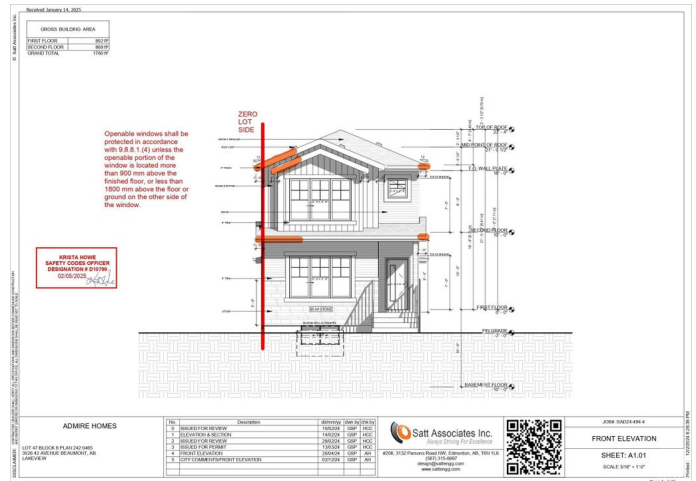
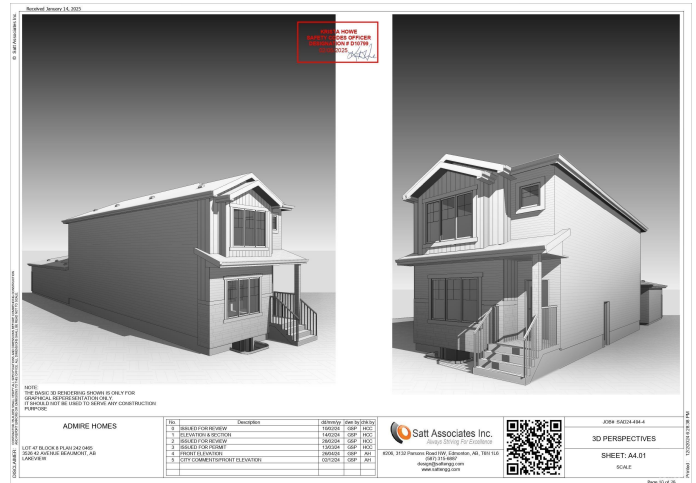
Azur, Beaumont, AB

Welcome to 3526 42 Avenue, Beaumont – A Stunning New Home in Azur! Step into modern luxury with this beautifully designed 1,760 sq. ft. home. Featuring a bright and open-concept layout, this home offers 3 spacious bedrooms, 2.5 baths, and a versatile bonus room – perfect for families and entertaining. The gourmet kitchen boasts elegant finishes, ample cabinetry, and a spacious island, seamlessly flowing into the sunlit dining area and inviting great room. Upstairs, the primary suite is a private retreat with a walk-in closet and spa-like ensuite. Two additional bedrooms, a full bath, and a bonus room provide flexible living space. Completing the package is a REAR double-ATTACHED garage. This home is designed for comfort and style, featuring high ceilings, large windows, and premium finishes throughout. Located in a thriving neighborhood close to schools, parks, shopping, and amenities, this is an incredible opportunity to own a brand-new home in one of Beaumont’s most desirable communities.

Built in 2025

Essential Information

MLS® # E4425875
Price \$499,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,760
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3526 42 Ave
Area	Beaumont
Subdivision	Azur
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3G4

Amenities

Amenities	Recreation Room/Centre, See Remarks
Parking	Double Garage Attached, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed March 14th, 2025

Days on Market 23

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 April 6th, 2025 at 9:02am MDT