

# \$449,000 - 3608 39 Avenue, Beaumont

MLS® #E4462835

**\$449,000**

3 Bedroom, 3.00 Bathroom, 1,614 sqft  
Single Family on 0.00 Acres

Lakeview North, Beaumont, AB

GST REBATE APPLIES! BRAND NEW HALF DUPLEX IN BEAUMONT! MAIN FLOOR DEN & FULL BATHROOM , DOUBLE DETACHED GARAGE, SEPARATE SIDE ENTRANCE FOR FUTURE DEVELOPMENT. Welcome to this beautifully built home by Efficient Homes offering over 1,600 sq. ft. of modern living. Featuring 3 bedrooms, bonus room and quartz countertops. Enjoy a DOUBLE DETACHED GARAGE and basement with two windows ready for future development. Located in a family-friendly community just opposite to future schools, parks, and shopping nearby. Donâ€™t miss your chance to own this versatile and stylish home! Whether you're a growing family, a first-time homebuyer, or an investor seeking a quality property with income potential, this home checks all the boxes.

Built in 2025



## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462835  |
| Price          | \$449,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,614     |
| Acres          | 0.00      |
| Year Built     | 2025      |

|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3608 39 Avenue |
| Area        | Beaumont       |
| Subdivision | Lakeview North |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 2C5        |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Ceiling 9 ft., 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Vinyl                            |
| Exterior Features | Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Vinyl                            |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 82            |

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Listing information last updated on October 28th, 2025 at 5:02pm MDT