

# \$467,500 - 3612 39 Avenue, Beaumont

MLS® #E4441332

## \$467,500

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

Beaumont, Beaumont, AB

BRAND NEW HALF DUPLEX IN BEAUMONT, MID JULY POSSESSION AVAILABLE, 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, main floor den & full bath, and quartz countertops with BRAND NEW APPLIANCES included. 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® #	E4441332
Price	\$467,500
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	3612 39 Avenue
Area	Beaumont
Subdivision	Beaumont
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	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
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	June 9th, 2025
Days on Market	8

## Zoning

## Zone 82

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Listing information last updated on June 17th, 2025 at 5:02am MDT