

# \$499,000 - 3526 42 Ave, Beaumont

MLS® #E4425875

**\$499,000**

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

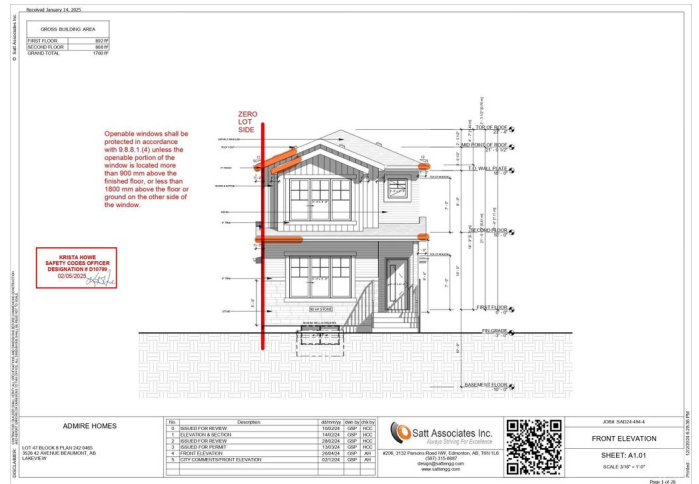
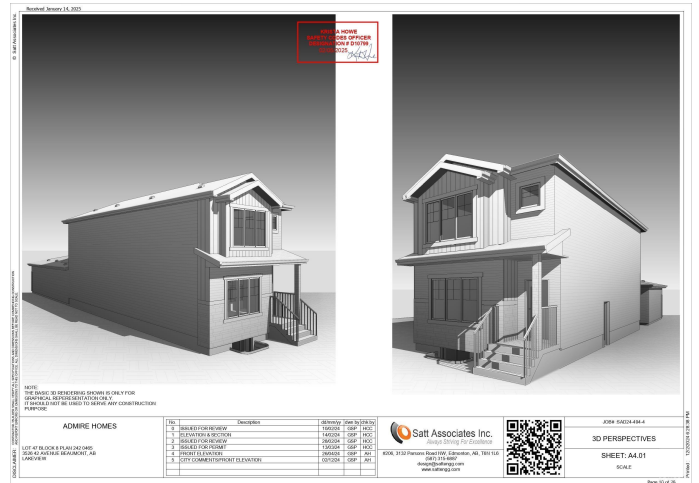
Azur, Beaumont, AB

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 27

Zoning Zone 82

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Listing information last updated on April 10th, 2025 at 5:47am MDT