

# \$849,000 - 4004 40 Street, Beaumont

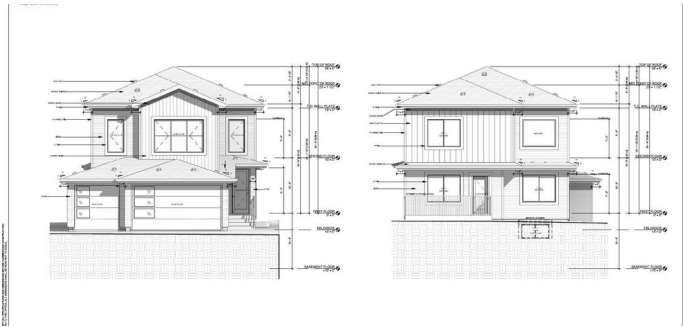
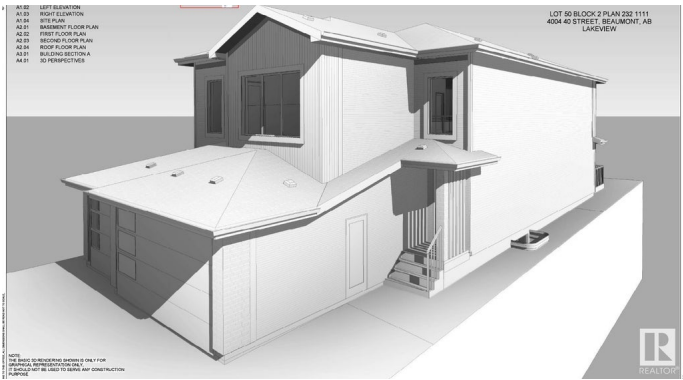
MLS® #E4450664

**\$849,000**

4 Bedroom, 4.00 Bathroom, 2,851 sqft  
Single Family on 0.00 Acres

Lakeview North, Beaumont, AB

Welcome to this stunning custom-built home in the prestigious Lakeview North, Beaumont! Boasting over 2850 sq.ft. of luxury living, this masterpiece features a triple-car garage and sits on a huge regular lot. Step into the grand foyer with open-to-below ceiling and a spacious living area that makes a bold first impression. The gourmet kitchen is complemented by a full spice kitchen, perfect for culinary enthusiasts. The main floor includes a bedroom with full bath and another open-to-below in living area. Separate side entrance to the basement adds future potential. Upstairs offers 3 bedrooms total out of which 2 are master suites, a third bedroom, a bonus room, an additional full bathroom, and a laundry room for convenience. With premium finishes, a thoughtfully designed layout, and unbeatable location, this home is truly one of a kind. A must-see for those seeking space, luxury, and functionality! Please note: Photos shown are of a similar homes sold before; finishes and layout may vary.



Built in 2025

## Essential Information

MLS® #	E4450664
Price	\$849,000
Bedrooms	4

Bathrooms	4.00
Full Baths	4
Square Footage	2,851
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4004 40 Street
Area	Beaumont
Subdivision	Lakeview North
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3B6

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, See Remarks, HRV System, 9 ft. Basement Ceiling
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

**Additional Information**

Date Listed                July 31st, 2025  
Days on Market        2  
Zoning                    Zone 82

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Listing information last updated on August 2nd, 2025 at 4:47am MDT