

## \$899,999 - 4007 41st, Beaumont

MLS® #E4459034

**\$899,999**

7 Bedroom, 5.00 Bathroom, 2,713 sqft

Single Family on 0.00 Acres

Lakeview North, Beaumont, AB

Stunning 5 bedroom+ 2 bed Legal Basement, 5-bath custom home with a triple heated garage, Pooja Room, Unique Layout in a calm and prestigious community, perfect for growing or multi-generational families. This spacious beauty features two large living areas, an extended kitchen with built-in stainless steel appliances, and a spice kitchen on the main level, plus a bedroom and full bath. Upstairs, enjoy two master bedrooms with ensuite baths, Meditation room, and a Jack & Jill bathroom connecting two additional bedrooms. The legal 2-bedroom basement suite comes with its own private entrance and amenities, ideal for extra income or extended family. Relax on the back deck in summer, or stay cozy in winter with the heated garage. The home backs onto a peaceful walking trail, includes AC rough-in, and offers luxury, comfort, and functionality in one of the most desirable neighborhoods.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4459034  |
| Price      | \$899,999 |
| Bedrooms   | 7         |
| Bathrooms  | 5.00      |
| Full Baths | 5         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,713                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4007 41st      |
| Area        | Beaumont       |
| Subdivision | Lakeview North |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 3C1        |

### Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 6                                                                                                       |
| Parking        | Triple Garage Attached                                                                                  |

### Interior

|                   |                                                                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Countertop Gas, Stove-Electric, Washer, Refrigerators-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                      |
| Fireplaces        | Tile Surround                                                                                                                                                                                                                            |
| Stories           | 3                                                                                                                                                                                                                                        |
| Has Suite         | Yes                                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                                                                           |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Cul-De-Sac, Golf Nearby, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 36                   |
| Zoning         | Zone 82              |

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Listing information last updated on October 29th, 2025 at 12:47pm MDT