



## 3914 40 Avenue Beaumont AB

\$479,000

Stunning 4 bed/3 bath home with a SEPARATE SIDE ENTRANCE for access to a future LEGAL BASEMENT SUITE... available for IMMEDIATE POSSESSION in a highly sought after neighbourhood in BEAUMONT. The main floor features an open to above living space & a bright & spacious Chef's kitchen with a large size pantry & tonnes of cabinets. There is also the convenience of having a MAIN FLOOR BEDROOM & FULL BATHROOM! Enjoy the fireplace in the living room on those cool nights all while enjoying the view from the large size windows. Upstairs you will find a well sized bonus room, full bath, additional 3 bedrooms including primary suite with ensuite & walk in closet. This home has a DOUBLE ATTACHED GARAGE and many walking trails close by to enjoy, close to shopping, public transportation, parks, schools and much more!

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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