



FRONT ELEVATION



# 4002 40 Street Beaumont AB

\$759,000

TRIPLE GARAGE CUSTOM BUILT in AZUR Community, BACK TO GREEN SPACE & WALKING TRAIL close to all amenities. Offering 5 BEDS/4 BATHS. \*\*\*\*YOU CAN CHOOSE ANY FLOOR PLAN\*\*\*\* OR Features w/OPEN TO ABOVE CEILING, 9' Ceilings on all three floors. MAIN FLOOR BEDROOM & full 3pc Bath on MAIN FLOOR LVP, SPICE KITCHEN w/gas cooktop, walk thru pantry, QUARTZ , upstairs laundry, sizable nook w/easy access to deck. Master Bedroom w/coffered ceilings & walk in closet, 5pc ensuite w/JET JACUZZI TUB, mammoth bonus room, 3 other rooms w/one 3pc bath L 3pc W/CUSTOM STAND-IN-SHOWER. Full basement offering 9' Ceilings perfect for LEGAL SUITE & ample space for customized development. HIGH END FINISHINGS ON EAST FACING LOT

Listing Presented By:



Originally Listed by:  
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