



4002 40 Street Beaumont AB

\$810,000

TRIPLE GARAGE CUSTOM BUILT in AZUR Community, BACK TO GREEN SPACE & WALKING TRAIL on EAST FACING LOT close to all amenities. Offering 7 BEDS/5 BATHS. ****YOU CAN CHOOSE CUSTOM FLOOR PLAN**** Features w/OPEN TO ABOVE CEILING, 9' Ceilings on all three floors. MAIN FLOOR BEDROOM & full Bath, LVP, SPICE KITCHEN w/gas cooktop, walk through 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, Bonus room, 3 other bedrooms and 2 More washrooms upstairs. 2 BEDROOMS LEGAL BASEMENT INCLUDED IN THIS PRICE. School near by property. ****PRECONSTRUCTION You can increase the square feet according to your requirements. ****Pictures are from different property of builder.

Listing Presented By:



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