

# \$859,900 - 4008 40 Street, Beaumont

MLS® #E4464247

## \$859,900

5 Bedroom, 4.00 Bathroom, 2,909 sqft  
Single Family on 0.00 Acres

Lakeview North, Beaumont, AB

Luxury meets lifestyle at 4008 40 Street, Beaumont! This stunning 2,909 sq ft home blends modern design with everyday comfort, featuring 5 spacious bedrooms and 4 full baths, including a main-floor bedroom with ensuite—perfect for guests or multi-generational living. Enjoy two open-to-above living areas filled with natural light, dual fireplaces, and elegant finishes throughout. The chef-inspired kitchen pairs beautifully with a separate spice kitchen for effortless entertaining. Upstairs, each bedroom offers its own private ensuite, plus a bonus room for family time or a home office. A triple attached garage, full appliance package, and a smart, family-friendly layout complete this perfect home. Nestled near schools, parks, and all amenities, this Beaumont beauty truly checks every box!

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464247  |
| Price          | \$859,900 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,909     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4008 40 Street |
| Area        | Beaumont       |
| Subdivision | Lakeview North |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 2A8        |

### Amenities

|           |                                                                                                                                                                     |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, No Smoking Home, Smart/Program. Thermostat, See Remarks, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| 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, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                       |
| Fireplaces        | Glass Door                                                                                                                                                                |
| Stories           | 2                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | None, Unfinished                                                                                                                                                          |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                       |
| Exterior Features | Airport Nearby, Back Lane, Golf Nearby, No Through Road, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                |

**Additional Information**

Date Listed           October 31st, 2025  
Days on Market       8  
Zoning                Zone 82

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