

# \$864,000 - 4008 40 Street, Beaumont

MLS® #E4450889

## \$864,000

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 offers 5 spacious bedrooms & 4 full bathrooms, including a main floor bedroom with full bath—ideal for guests or multi-generational living. Enjoy two open-to-above living areas filled with natural light, elegant finishes, and two cozy fireplaces. The main kitchen is complemented by a full spice kitchen, perfect for chefs at heart. Upstairs, every bedroom has its own private ensuite plus a large bonus room for added flexibility. A triple attached garage, full appliance package, and thoughtful layout make this a perfect fit for growing families. Located close to schools, parks, and all amenities—this home checks every box!

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450889  |
| Price          | \$864,000 |
| 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            August 1st, 2025  
Days on Market      91  
Zoning                Zone 82

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