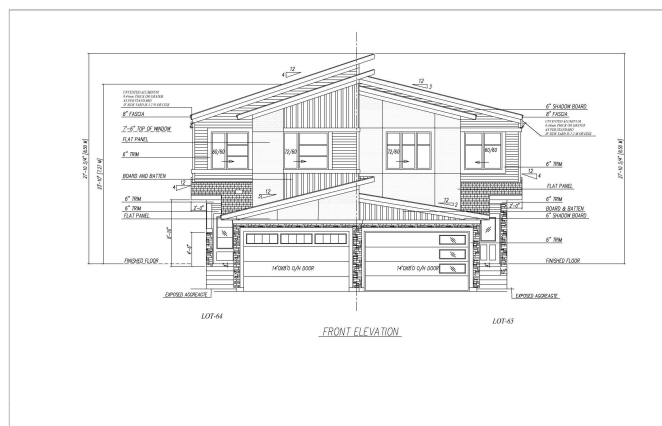


**\$525,000**

Azur, Beaumont, AB

Discover exceptional comfort and smart design in this beautifully crafted 1,718 sq. ft. home in the heart of Beaumont. Boasting 4 spacious bedrooms and 3 full bathrooms, this layout includes a convenient main floor bedroom and bath—ideal for multi-generational living or visiting guests. The soaring ceilings in the living area paired with expansive windows flood the space with natural light, creating an airy, inviting atmosphere. The sleek modern kitchen is complemented by a dedicated spice kitchen for added functionality, while a separate side entrance sets the stage for a future legal basement suite. Complete with a double attached garage and situated close to schools, shops, public transit, and major roadways, this home blends luxury with everyday practicality.



Built in 2025

## Essential Information

MLS® #	E4447311
Price	\$525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,718
Acres	0.00
Year Built	2025

Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	3915 36 Street
Area	Beaumont
Subdivision	Azur
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3H2

### Amenities

Amenities	Ceiling 9 ft., 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Concrete, Vinyl
Exterior Features	Airport Nearby, Flat Site, Playground Nearby, Schools, Shopping Nearby
Roof	Vinyl Shingles
Construction	Concrete, Vinyl
Foundation	Slab

### Additional Information

Date Listed	July 11th, 2025
Days on Market	3
Zoning	Zone 82

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Listing information last updated on July 14th, 2025 at 11:32am MDT