

Courtesy Of Aditya Batra Of MaxWell Polaris

\$519,000 - 3905 36 Street, Beaumont

MLS® #E4450553

\$519,000

3 Bedroom, 3.00 Bathroom, 1,809 sqft

Single Family on 0.00 Acres

Azur, Beaumont, AB

BRAND NEW HALF DUPLEX IN BEAUMONT
â€“ SEPTEMBER POSSESSION! This
beautifully designed 1809 SQ FT home offers
a perfect mix of style and functionality.
Features include an OPEN TO BELOW layout,
MAIN FLOOR DEN & FULL BATH, CUSTOM
FINISHINGS, Kitchen cabinets UP TO THE
CEILING, modern VINYL FLOORING, GLASS
RAILING, and a stylish FIREPLACE. The
kitchen comes complete with QUARTZ
COUNTERTOPS and BRAND NEW
APPLIANCES. Upstairs offers 3 BEDROOMS,
2 FULL WASHROOMS, and a spacious
BONUS ROOM. The DOUBLE ATTACHED
GARAGE and SEPARATE SIDE ENTRANCE
make this home ideal for FUTURE
BASEMENT DEVELOPMENT or an INCOME
SUITE. Located steps from FUTURE
SCHOOLS, PARKS & SHOPPING, this home
is perfect for families, first-time buyers, or
investors. QUALIFIES FOR THE GST
REBATE PROGRAM. Stylish, versatile, and
full of potential!!

Built in 2025

Essential Information

MLS® #	E4450553
Price	\$519,000
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	1,809
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3905 36 Street
Area	Beaumont
Subdivision	Azur
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3H2

Amenities

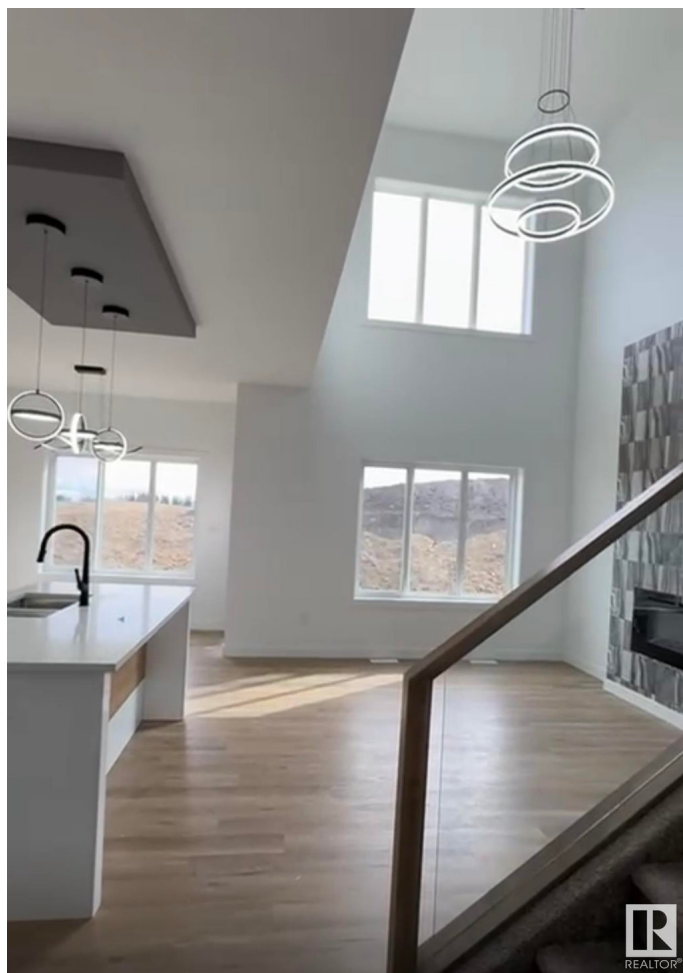
Amenities	Ceiling 9 ft., 9 ft. Basement C
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Schools, Shop
Roof	Asphalt Shingles
Construction	Wood, Vinyl



Foundation Concrete Perimeter

Additional Information

Date Listed July 31st, 2025
Days on Market 2
Zoning Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on August 2nd, 2025 at 7:47pm MDT