

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

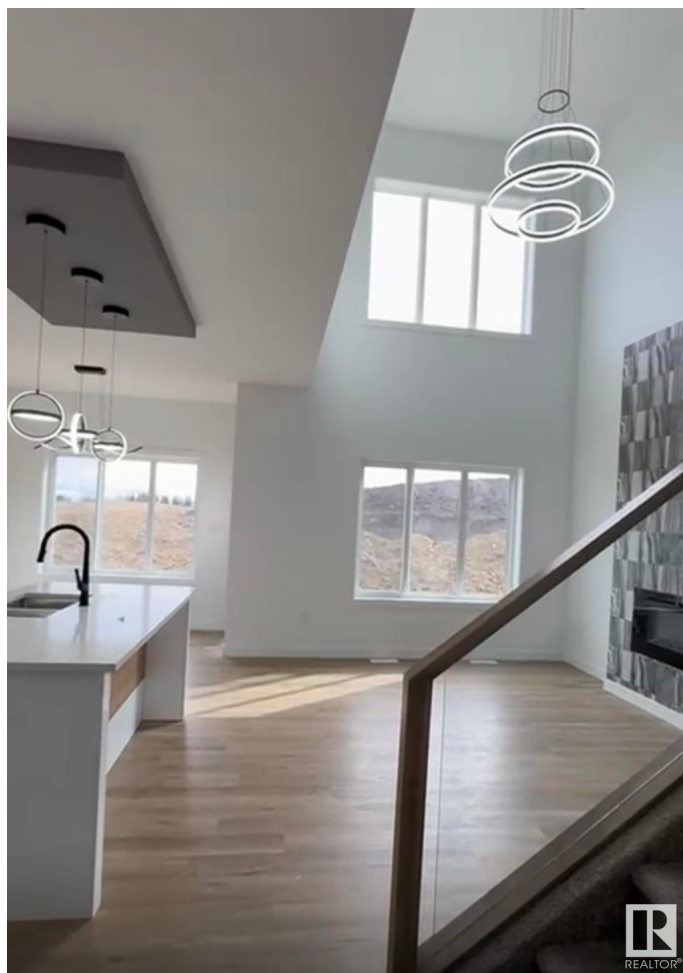
|           |                                 |
|-----------|---------------------------------|
| Amenities | Ceiling 9 ft., 9 ft. Basement C |
| Parking   | Double Garage Attached          |

### 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                5  
Zoning                              Zone 82

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Listing information last updated on August 5th, 2025 at 5:32am MDT