

Courtesy Of Aditya Batra Of MaxWell Polaris

\$509,000 - 3905 36 Street, Beaumont

MLS® #E4450553

\$509,000

3 Bedroom, 3.00 Bathroom, 1,809 sqft

Single Family on 0.00 Acres

Azur, Beaumont, AB

GST REBATE APPLIES!! BRAND NEW HALF DUPLEX IN BEAUMONT – 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 \$509,000

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

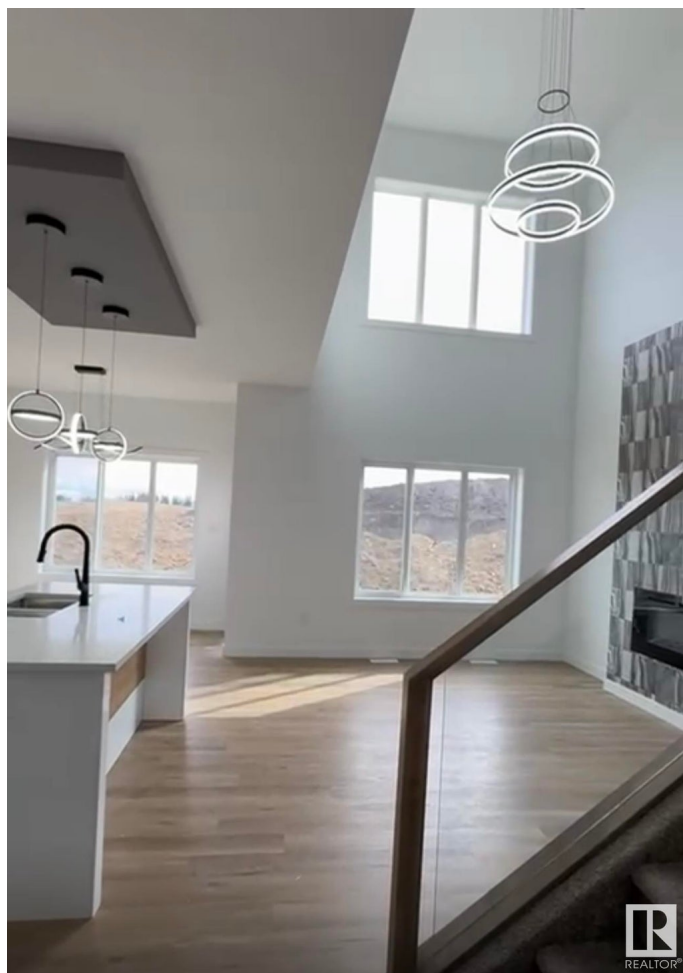
Amenities	Ceiling 9 ft., 9 ft. Basement C
Parking	Double Garage Attached

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 29
Zoning Zone 82

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Listing information last updated on August 29th, 2025 at 2:47am MDT