

# \$579,900 - 4013 36 St, Beaumont

MLS® #E4464248

## \$579,900

4 Bedroom, 3.00 Bathroom, 2,002 sqft  
Single Family on 0.00 Acres

Azur, Beaumont, AB

Modern fully custom home featuring 4 bedrooms, 3 full bathrooms, and a bonus room. The main floor offers a bedroom with full washroom, open-to-above living area, and a spice kitchen for added convenience. The main kitchen includes a central island, quartz countertops, premium cabinetry and tile backsplash. All appliances and blinds included. Main floor is finished with elegant tile flooring, while the second floor features vinyl throughout. Upstairs offers a spacious bonus room, primary bedroom with ensuite, two additional bedrooms, full bath, and laundry. Enjoy 9 ft ceilings on both main and basement levels. The home includes a side entrance and two basement windows, offering great potential for a future legal suite.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464248  |
| Price          | \$579,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,002     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |            |
|-------------|------------|
| Address     | 4013 36 St |
| Area        | Beaumont   |
| Subdivision | Azur       |
| City        | Beaumont   |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T4X 3H3    |

### Amenities

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

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                   |
| Stories           | 2                                                                                                           |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full, Unfinished                                                                                            |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 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 November 2nd, 2025 at 4:17pm MST