# \$499,500 - 3907 36 Street, Beaumont

MLS® #E4450555

#### \$499.500

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 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. 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. Stylish, versatile, and full of potential!!

Built in 2025

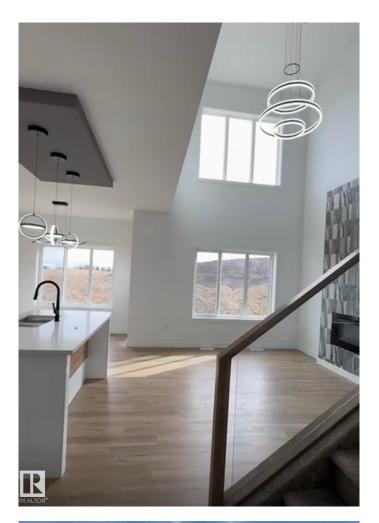
Bathrooms

### **Essential Information**

MLS®# E4450555 Price \$499,500

Bedrooms 3 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 3907 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 Opener

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Asphalt

Exterior Features Park/Reserve, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Asphalt

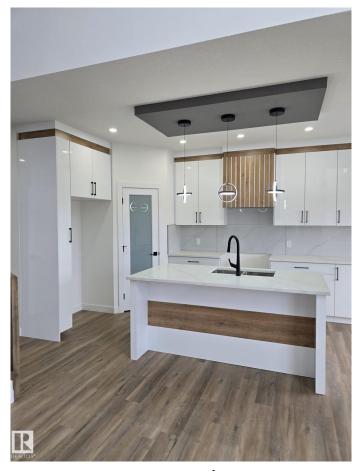
Foundation Concrete Perimeter

#### **Additional Information**

Date Listed July 31st, 2025

Days on Market 77

Zoning Zone 82



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Listing information last updated on October 16th, 2025 at 11:17am MDT