

Courtesy Of Aditya Batra Of MaxWell Polaris

## **\$489,000 - 3905 36 Street, Beaumont**

MLS® #E4462831

### **\$489,000**

3 Bedroom, 3.00 Bathroom, 1,809 sqft

Single Family on 0.00 Acres

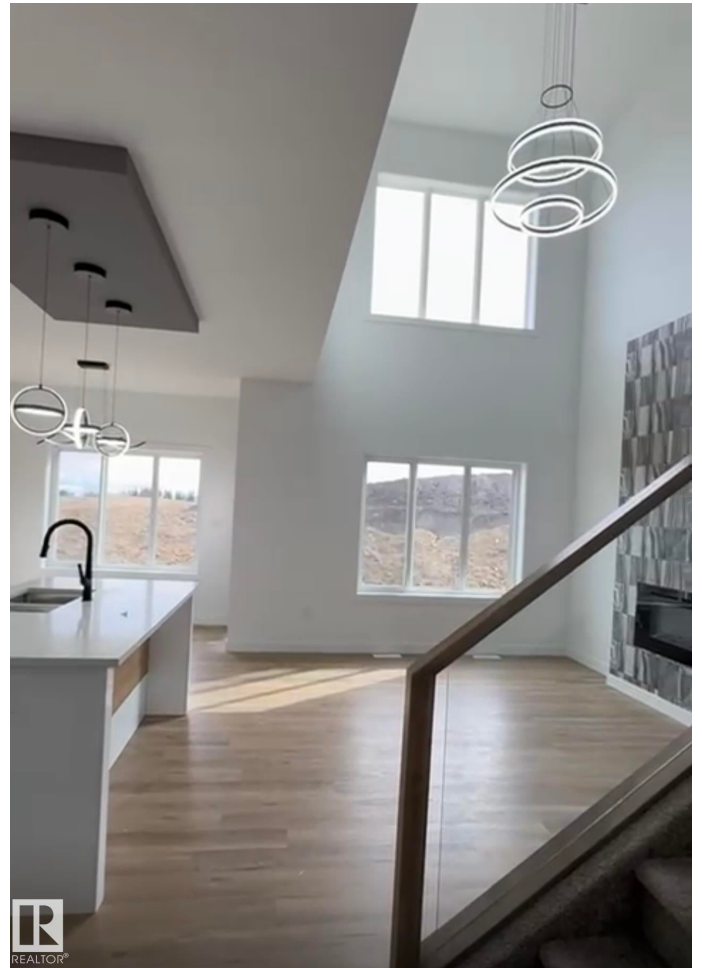
Azur, Beaumont, AB

GST REBATE APPLIES!! BRAND NEW HALF DUPLEX IN BEAUMONT â€“ IMMEDIATE 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

### **Essential Information**

MLS® #	E4462831
Price	\$489,000
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 None  
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	October 20th, 2025
Days on Market	11
Zoning	Zone 82

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Listing information last updated on October 31st, 2025 at 1:48pm MDT