

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

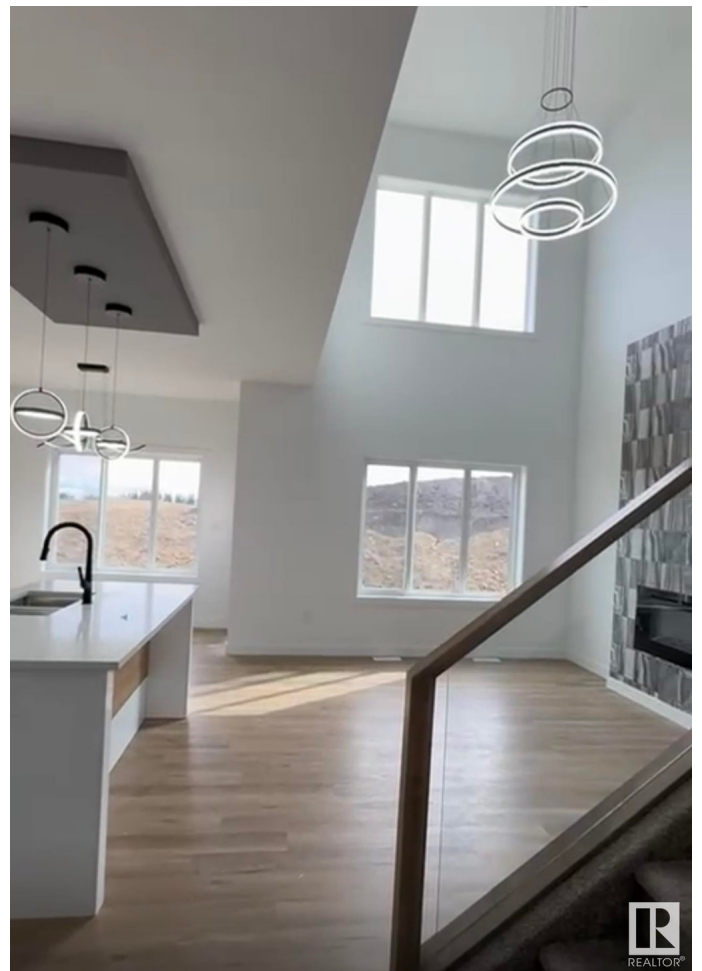
|           |                                 |
|-----------|---------------------------------|
| Amenities | Ceiling 9 ft., 9 ft. Basement C |
| Parking   | Double Garage Attached          |

### 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                20  
Zoning                              Zone 82

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Listing information last updated on August 20th, 2025 at 12:17pm MDT