

\$509,000 - 3907 36 Street, Beaumont

MLS® #E4450555

\$509,000

3 Bedroom, 3.00 Bathroom, 1,809 sqft

Single Family on 0.00 Acres

Azur, Beaumont, AB

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 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® #	E4450555
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	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	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Gas, Washer
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 12

Zoning Zone 82



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