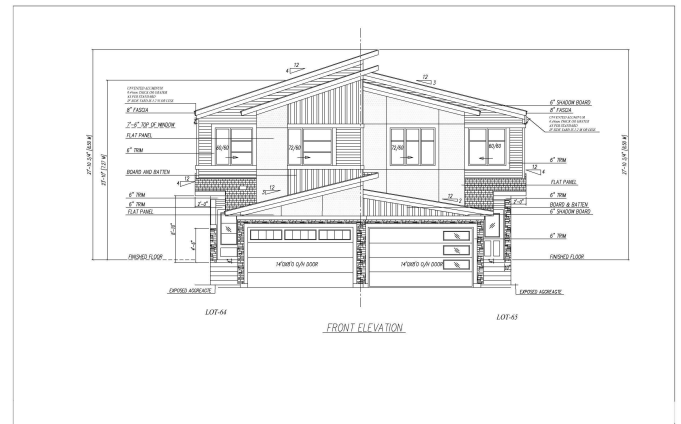


**\$509,000**

Azur, Beaumont, AB

Discover exceptional comfort and smart design in this beautifully crafted 1,809 sq. ft. home in the heart of Beaumont. Boasting 4 spacious bedrooms and 3 full bathrooms, this layout includes a convenient main floor bedroom and bath—ideal for multi-generational living or visiting guests. The soaring ceilings in the living area paired with expansive windows flood the space with natural light, creating an airy, inviting atmosphere. The sleek modern kitchen is complemented by a dedicated spice kitchen for added functionality, while a separate side entrance sets the stage for a future legal basement suite. Complete with a double attached garage and situated close to schools, shops, public transit, and major roadways, this home blends luxury with everyday practicality.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447311  |
| Price          | \$509,000 |
| Bedrooms       | 4         |
| 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     | 3915 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 Control, Garage Opener, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                               |
| Stories           | 2                                                       |
| Has Basement      | Yes                                                     |
| Basement          | Full, Unfinished                                        |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Concrete, Vinyl                                                        |
| Exterior Features | Airport Nearby, Flat Site, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Vinyl Shingles                                                         |
| Construction      | Concrete, Vinyl                                                        |
| Foundation        | Slab                                                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 108             |
| Zoning         | Zone 82         |

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Listing information last updated on October 27th, 2025 at 7:02am MDT