# \$525,000 - 3915 36 Street, Beaumont

MLS® #E4447311

## \$525,000

4 Bedroom, 3.00 Bathroom, 1,718 sqft Single Family on 0.00 Acres

Azur, Beaumont, AB

Discover exceptional comfort and smart design in this beautifully crafted 1,718 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 bathâ€"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.



### **Essential Information**

MLS® # E4447311 Price \$525,000

Bedrooms 4

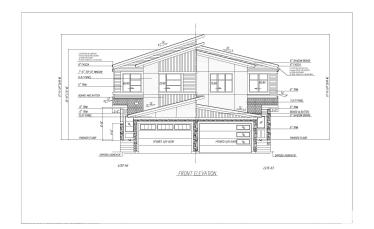
Bathrooms 3.00

Full Baths 3

Square Footage 1,718

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 1

Zoning Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on July 12th, 2025 at 4:17am MDT