

## \$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

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® #   | 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                16

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 August 16th, 2025 at 3:17pm MDT