

**\$525,000**

Azur, Beaumont, AB

[illegible]

Built in 2025

## Essential Information

MLS® #	E4447311
Price	\$525,000
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	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 July 27th, 2025 at 12:47am MDT