

\$579,999 - 4007 36 Street, Beaumont

MLS® #E4465812

\$579,999

4 Bedroom, 3.00 Bathroom, 2,002 sqft
Single Family on 0.00 Acres

Azur, Beaumont, AB

Step into a fully custom modern home designed for comfort, style, and functionality. Featuring 4 bedrooms, 3 full bathrooms, and a bright bonus room, this layout is perfect for growing families. The main floor includes a bedroom with a full bath, an impressive open-to-above living area, and a spice kitchen alongside a designer main kitchen with a quartz island, premium cabinetry, and a full tile backsplash. Enjoy vinyl flooring on the main for cozy look and carpet upstairs, and 9 ft ceilings on both the main and basement levels. Upstairs offers a spacious bonus room, a luxurious primary suite, two additional bedrooms, a full bath, and convenient laundry. With a side entrance and two basement windows, this home is also perfectly set up for a future legal suite. All appliances and blinds included.

Built in 2025

Essential Information

MLS® #	E4465812
Price	\$579,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,002
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4007 36 Street
Area	Beaumont
Subdivision	Azur
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3H3

Amenities

Amenities	Ceiling 9 ft., Vaulted Ceiling,
Parking	Double Garage Attached

Interior

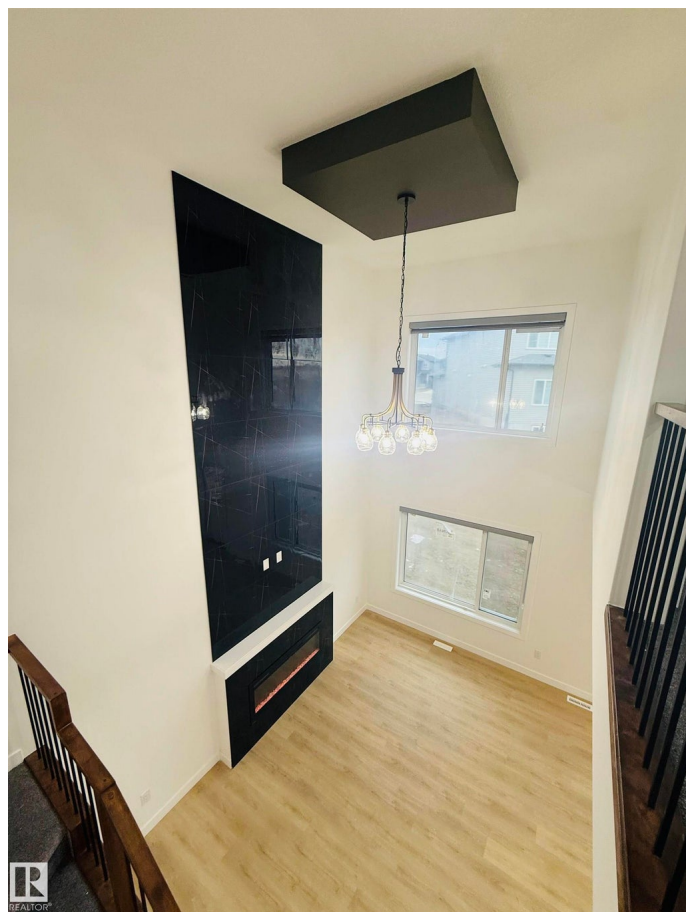
Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, G Oven-Built-In, Oven-Microwa Stove-Gas, Washer, Window
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Public Transp
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 14th, 2025
Days on Market	1



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 November 14th, 2025 at 11:02pm MST