

\$579,900 - 4013 36 St, Beaumont

MLS® #E4464248

\$579,900

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

Azur, Beaumont, AB

Modern fully custom home featuring 4 bedrooms, 3 full bathrooms, and a bonus room. The main floor offers a bedroom with full washroom, open-to-above living area, and a spice kitchen for added convenience. The main kitchen includes a central island, quartz countertops, premium cabinetry and tile backsplash. All appliances and blinds included. Main floor is finished with elegant tile flooring, while the second floor features vinyl throughout. Upstairs offers a spacious bonus room, primary bedroom with ensuite, two additional bedrooms, full bath, and laundry. Enjoy 9 ft ceilings on both main and basement levels. The home includes a side entrance and two basement windows, offering great potential for a future legal suite.

Built in 2025

Essential Information

MLS® #	E4464248
Price	\$579,900
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	4013 36 St
Area	Beaumont
Subdivision	Azur
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3H3

Amenities

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

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 31st, 2025
Days on Market	2
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 November 1st, 2025 at 9:47pm MDT