

## \$575,000 - N/A, Beaumont

MLS® #E4446234

**\$575,000**

6 Bedroom, 4.00 Bathroom, 1,726 sqft

Single Family on 0.00 Acres

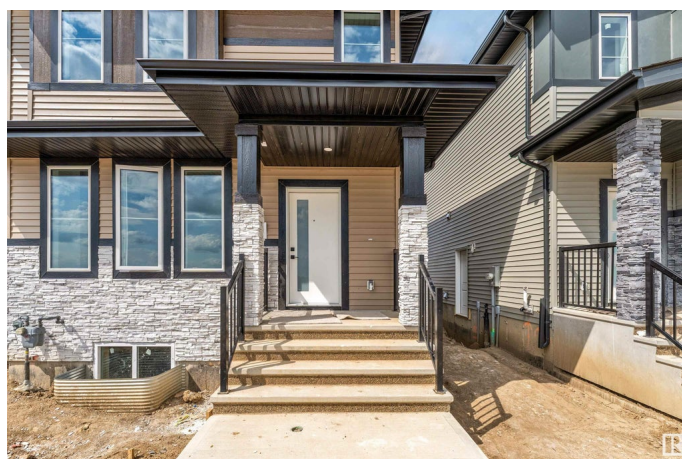
Azur, Beaumont, AB

Welcome to this stunning 6 bedroom house in the community of AZUR that features a full bedroom and a full 3 piece washroom with tiled shower on the main floor. This house welcome you with a nice living room with a feature wall and a electric fireplace, a L shape kitchen with dual tone cabinets till ceiling and nice lighting. Nice stairs with glass railing takes you to second floor in bonus room with feature wall. There is intent ceiling in masters bedroom and has attached 5 piece in suite. Closet throughout house has MDF shelves. There is another 3 piece washroom with tiles flooring for other 2 rooms. Fully finished basement has 2 additional bedrooms, a kitchen and a 3 piece washroom. This basement unit is a legal suite for side income. This home truly has it allâ€™style, space, and a layout designed for todayâ€™s lifestyle. Donâ€™t miss this opportunity!

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446234  |
| Price          | \$575,000 |
| Bedrooms       | 6         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 1,726     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Beaumont |
| Subdivision | Azur     |
| City        | Beaumont |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T4X 2C5  |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, Hot Water Tankless, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Washer, Stove-Induction |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Wall Mount   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Wood, Vinyl             |
| Exterior Features | Airport Nearby, Schools |
| Roof              | Asphalt Shingles        |
| Construction      | Wood, Vinyl             |
| Foundation        | Concrete Perimeter      |

### Additional Information

Date Listed July 6th, 2025

Days on Market 5

Zoning Zone 82

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Listing information last updated on July 11th, 2025 at 1:33pm MDT