



## Beaumont Alberta

\$485,000

Welcome to this beautifully designed duplex in the growing community of Azur, Beaumont. Offering 1,782 sq ft of modern living space, this home features a bright open-to-above living area, creating a spacious and elegant atmosphere. The modern kitchen with pantry flows into a generous dining area, perfect for family gatherings. The main floor includes a full bedroom and full bath, ideal for guests or extended family. A separate side entrance offers excellent potential for a future basement suite. Upstairs features 3 spacious bedrooms, including a primary suite with walk-in closet and 4-piece ensuite, plus convenient upstairs laundry. Stylish feature walls add a modern touch throughout the home. Located in a family-friendly neighborhood, just steps from a future school and upcoming commercial plaza. ? Perfect for families or investors in one of Beaumont's fastest-growing communities. (id:6769)

Living room Measurements not available x 12.8 m Primary Bedroom Measurements not available x 12

Dining room Measurements not available x 14.8 m m

Kitchen Measurements not available x 10.2 m

Bedroom 2 Measurements not available x 10.7 m

Bedroom 4 Measurements not available x 8.9 m

Bedroom 3 Measurements not available x 12.5 m

Listing Presented By:



Originally Listed by:  
Exp Realty



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.