

## \$662,400 - 4306 35 Street, Beaumont

MLS® #E4446826

**\$662,400**

4 Bedroom, 3.00 Bathroom, 2,261 sqft

Single Family on 0.00 Acres

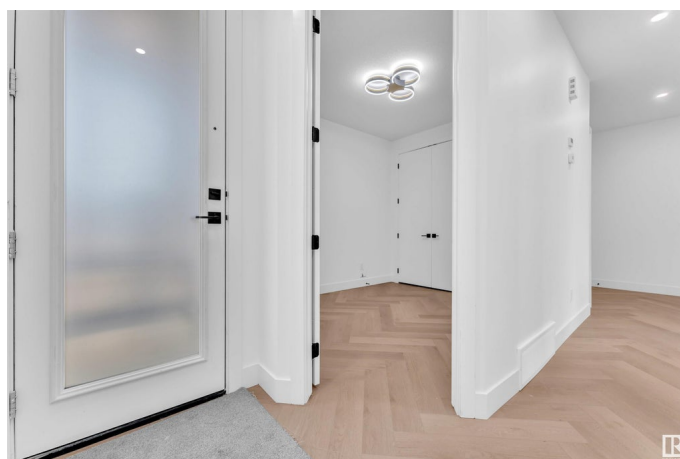
Triomphe Estates, Beaumont, AB

This beautiful single family home is located on a 24 pocket lot comes with tons of custom finishes and upgrades. Upon entry you will find a closet, Full bathroom and a bedroom. Large windows in the open to above living area lets immense amount of natural light into the house. You will also find your dream chef's kitchen with spice kitchen. Upstairs has owner's suite with a walk-in closet and 5 pc ensuite, 2 generous size secondary bedrooms, bonus room and upstairs laundry. Close to the airport and other amenities. Don't miss out on this amazing opportunity to call it your home!!

Built in 2025

### Essential Information

MLS® #	E4446826
Price	\$662,400
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,261
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active



## Community Information

Address	4306 35 Street
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3G4

## Amenities

Amenities	Carbon Monoxide Detectors, See Remarks
Parking	Double Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

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

## Additional Information

Date Listed	July 9th, 2025
Days on Market	59
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 September 6th, 2025 at 3:32pm MDT