

## \$624,000 - 4301 35 St, Beaumont

MLS® #E4449412

**\$624,000**

4 Bedroom, 3.00 Bathroom, 2,198 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

This beautiful fully custom CORNER LOT house comes with lots of upgrades and features. On main floor you will find full bedroom and full bathroom with standing shower. Kitchen is fully upgraded with two tone kitchen cabinets and equipped with built in appliances, house also has spice kitchen with gas range. You will find open to below in main living area with beautiful feature wall. Upstairs in master bedroom has luxury 5 piece ensuite and walk-in closet. Upstairs two more generous size bedrooms , bonus room with indent ceiling. laundry with cabinets and secondary 3 piece bathroom. House has 8 feet doors on main and upper floor, undeveloped basement has 2 windows and side entrance.

Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4449412      |
| Price          | \$624,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 2,198         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4301 35 St       |
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 3G6          |

### Amenities

|           |                           |
|-----------|---------------------------|
| Amenities | Carbon Monoxide Detectors |
| Parking   | Double Garage Attached    |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Oven-Built-In, Oven-Microwave, 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 | Airport Nearby     |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 82         |

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