

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

MLS® #E4446826

## \$662,400

4 Bedroom, 3.00 Bathroom, 2,349 sqft  
Single Family on 0.00 Acres

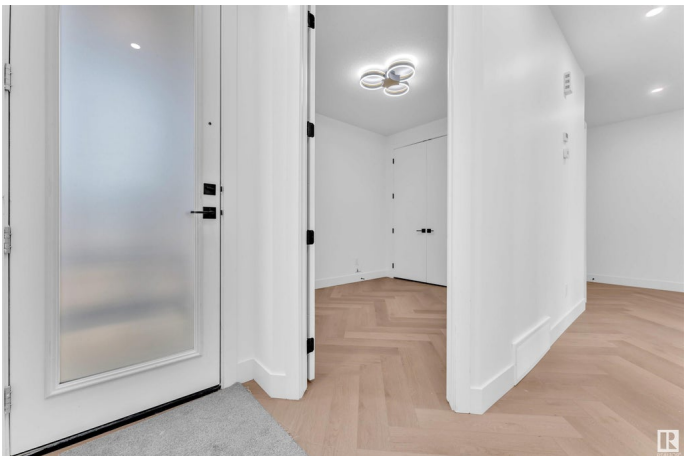
Triomphe Estates, Beaumont, AB

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 | 2,349                  |
| 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 | 118            |
| Zoning         | Zone 82        |

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Listing information last updated on November 4th, 2025 at 11:47am MST