

## \$799,900 - 4310 35 St, Beaumont

MLS® #E4450008

**\$799,900**

5 Bedroom, 4.00 Bathroom, 2,950 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Welcome to a remarkable home that blends elegant design with thoughtful functionality. From the moment you step inside, you're greeted by a grand foyer that opens into spacious living and family areas, perfect for both everyday comfort and entertaining. A beautifully appointed kitchen sits at the heart of the main level, connected to a formal dining room and a stylish spice kitchen ideal for hosting gatherings or enjoying quiet family meals. A main-floor bedroom and full bathroom offer convenience and flexibility for guests or multigenerational living. Upstairs, discover a private retreat with multiple generously sized bedrooms, a well-placed laundry area, and a cozy upper family lounge. The luxurious primary suite boasts a walk-in closet and a spa-inspired ensuite, creating a peaceful sanctuary to unwind. Architectural features such as open-to-below views add a sense of grandeur, while ample natural light fills the home through large windows. Practical spaces like the mudroom and multiple closets.

Built in 2025

### Essential Information

MLS® # E4450008

Price \$799,900

Bedrooms 5



Bathrooms	4.00
Full Baths	4
Square Footage	2,950
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4310 35 St
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3G6

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 28th, 2025

Days on Market                3

Zoning                            Zone 82

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Listing information last updated on July 31st, 2025 at 8:32am MDT