

\$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.

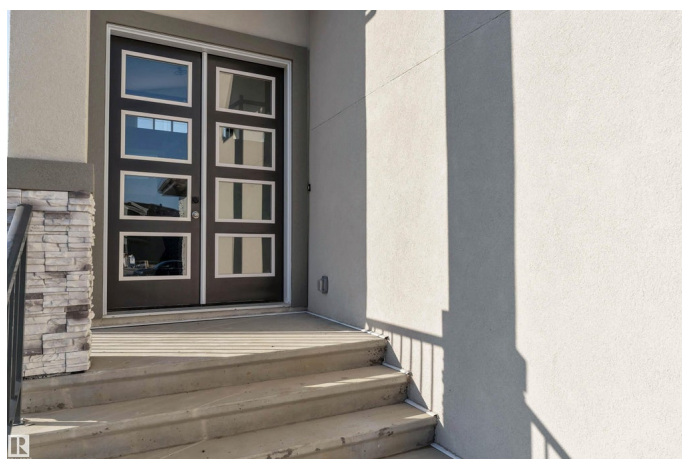
Built in 2025

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 56

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 22nd, 2025 at 11:47pm MDT