

## \$579,000 - 4613 35 Street, Beaumont

MLS® #E4428675

**\$579,000**

3 Bedroom, 2.50 Bathroom, 2,144 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

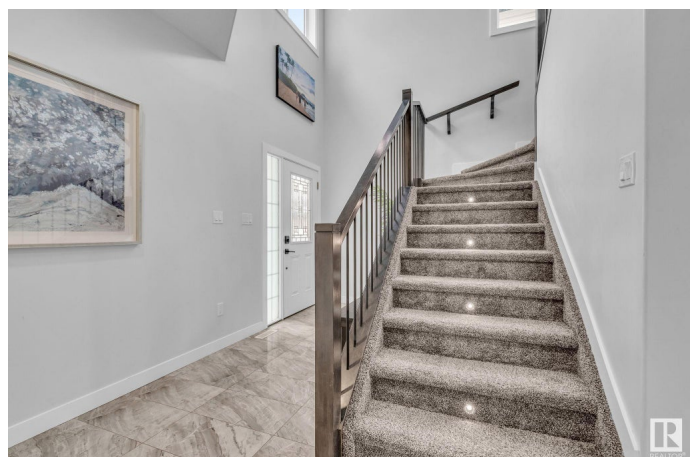
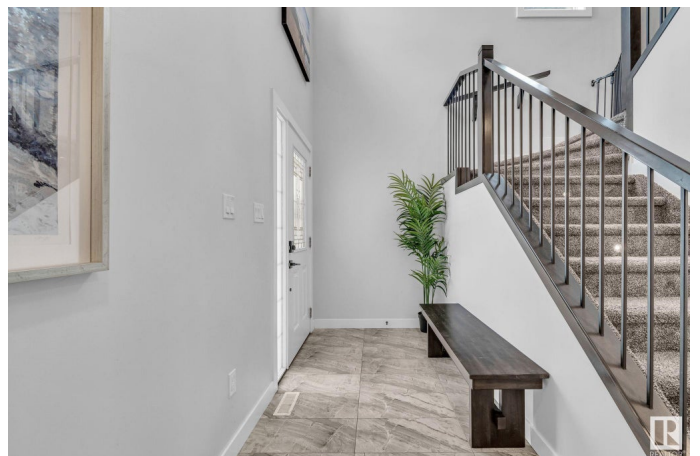
Welcome to this stunning 2,144 sq. ft. family home in sought-after Forest Heights. Designed for modern living, the open floor plan features a gorgeous kitchen with ample cabinetry, built-in wall oven & microwave, gas range, a walk-through pantry, and a dining area with built in cabinets. The main floor also includes a private office/den, a 2-pce powder room, and a convenient mudroom. An elegant open staircase leads to the upper level, where youâ€™™ll find a spacious bonus roomâ€™™perfect for family gatherings. The large primary suite is a true retreat, complete with a walk-in closet and a luxurious 5-piece ensuite featuring a jetted tub and separate shower. Two additional bedrooms, a 4-piece bath, and a dedicated laundry room complete the upper floor. The basement is left unspoiled but has a side entrance. Nestled in a family-friendly subdivision, this home is just steps from walking trails and playgrounds, making it ideal for an active lifestyle. Don't miss your chance to call this incredible property home!

Built in 2020

### Essential Information

MLS® # E4428675

Price \$579,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,144
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4613 35 Street
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2Y4

### **Amenities**

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	3
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 April 4th, 2025 at 1:47pm MDT