

\$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

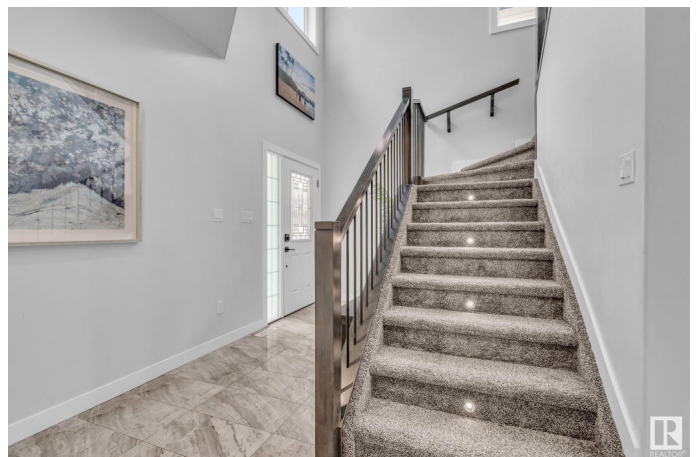
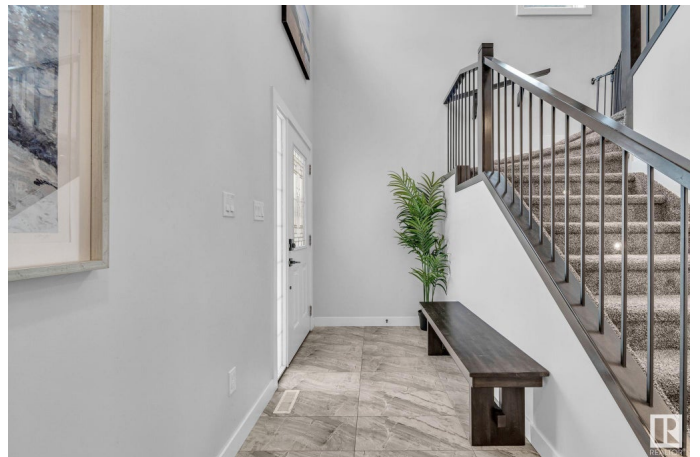
Welcome to this stunning 2,144 sq. ft. family home in sought-after Forest Heights. Designed for modern living, the open floor plan features a gorgeous kitchen with ample cabinetry, built-in wall oven & microwave, gas range, a walk-through pantry, and a dining area with built in cabinets. The main floor 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 2:47pm MDT