

## \$655,000 - 4217 35 Street, Beaumont

MLS® #E4446442

**\$655,000**

3 Bedroom, 3.00 Bathroom, 2,346 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 den could be used 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 2024

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4446442               |
| Price          | \$655,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,346                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 4217 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        | Slab   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 21             |
| Zoning         | Zone 82        |

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Listing information last updated on July 28th, 2025 at 1:47am MDT