

## \$565,000 - 4723 35 Street, Beaumont

MLS® #E4424033

**\$565,000**

4 Bedroom, 2.50 Bathroom, 2,089 sqft  
Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Stunning modern 4 bed 3 bath home with SEPARATE ENTRANCE & OVERSIZED GARAGE! Upgraded landscaping and captivating curb appeal welcome you to this spectacular family home. Step into the foyer featuring grand 18' ceilings and pass by a convenient half bath and MAIN FLOOR BEDROOM en route to the fully loaded gourmet island kitchen loaded w/ upgrades including: gloss white cabinets to the ceiling, dazzling quartz countertops, corner pantry & gas stove! Relax by the cozy electric fireplace adorned in designer tile, or pass through the sizeable dining nook to a huge composite deck in the fenced & landscaped backyard!

Upstairs, you'll find a spacious bonus room with views over the rolling fields beyond, a king-size primary suite with luxurious 5 pce ensuite & walk-in closet complete w/ organizers; Plus two more well-sized bedrooms, 4 pce hall bath and UPSTAIRS LAUNDRY! The unfinished basement is bursting with SUITE POTENTIAL, offering large windows & separate entrance! Your dream home awaits, in Forest Heights!

Built in 2017

### Essential Information

MLS® #	E4424033
Price	\$565,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,089
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4723 35 Street
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T6X 2C4

### Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Stove-Gas, Washer, Window Coverings, Refrigerators-Two
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	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	34
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 8th, 2025 at 12:17pm MDT