

# \$789,900 - 4311 35 Street, Beaumont

MLS® #E4464721

## \$789,900

5 Bedroom, 4.00 Bathroom, 2,946 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Welcome to a residence that masterfully blends elegance with everyday living. From the grand foyer, step into an open, sun-drenched layout where spacious living areas are perfect for both relaxation and entertaining. The stunning chef's kitchen, featuring a practical spice kitchen, flows effortlessly into the formal dining room, making it an entertainer's dream. A main-floor bedroom and full bath offer ultimate flexibility for guests or family. Upstairs, discover a private retreat with generous bedrooms, a cozy lounge, and a convenient laundry. The luxurious primary suite is a true sanctuary, complete with a walk-in closet and a spa-like ensuite. Soaring open-below views and an abundance of natural light amplify the sense of grandeur, while thoughtful additions like a mudroom and ample storage provide seamless functionality. This is a home designed for a life of comfort, style, and beautiful moments.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464721  |
| Price      | \$789,900 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,946                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4311 35 Street   |
| 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 |
| 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 | November 4th, 2025 |
|-------------|--------------------|

Days on Market 4

Zoning Zone 82

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Listing information last updated on November 7th, 2025 at 10:02pm MST