

\$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 10

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 November 14th, 2025 at 6:02am MST