

## \$520,000 - 4710 35 Street, Beaumont

MLS® #E4455205

**\$520,000**

4 Bedroom, 3.50 Bathroom, 1,583 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Welcome to this stunning 1658 sq ft two-story home in Forest Heights! As you step inside, you'll be greeted by the bright & open design, featuring 12x24 porcelain tile throughout the main floor. The showcase electric fireplace with tile surround and built-in wall unit is the perfect focal point for cozy nights in. Your dream kitchen awaits, equipped with stainless steel appliances, quartz countertops & an elegant glass backsplash, all complemented by gleaming gloss white cabinetry with ample cupboard space. Outside, enjoy the two-tiered deck with privacy fence & spacious backyard, complete with a double detached garage. Upstairs, you'll find three bedrooms with laminate flooring and a four-piece main bath. The primary bedroom is a true retreat, featuring a gorgeous ensuite and walk-in closet. The fully finished basement offers SIDE Entrance, 3 large windows, large rec room, bedroom, four-piece bathroom, perfect for entertaining. . This home shows like new and is a MUST SEE! Don't miss out!!

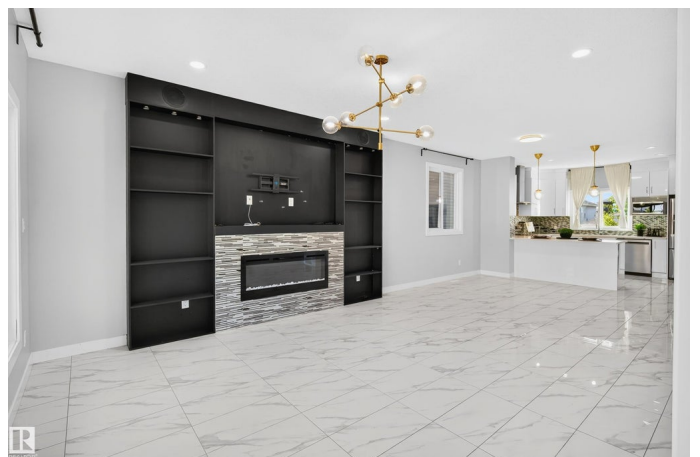
Built in 2020

### Essential Information

MLS® # E4455205

Price \$520,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,583                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4710 35 Street            |
| Area        | Beaumont                  |
| Subdivision | Forest Heights (Beaumont) |
| City        | Beaumont                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T4X 2Y4                   |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Television Connection, Vinyl Windows |
| Parking Spaces | 4                                                                                           |
| Parking        | Double Garage Detached, Rear Drive Access                                                   |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                   |
| Fireplaces        | Insert, Mantel                                                                                                                                        |
| Stories           | 3                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                        |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Back Lane, Fenced, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 9                 |
| 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 September 7th, 2025 at 3:47am MDT