# \$499,900 - 4710 35 Street, Beaumont

MLS® #E4459198

## \$499,900

4 Bedroom, 3.50 Bathroom, 1,583 sqft Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Welcome to this impressive 1,658 sq ft two-story home in Forest Heights! Step inside to a bright, open layout highlighted by 12x24 porcelain tile flooring throughout the main level. The striking electric fireplace with a tile surround and built-in wall unit creates a cozy focal point for relaxing evenings. The kitchen is a chef's dream, featuring stainless steel appliances, quartz countertops, a stylish glass backsplash, and glossy white cabinetry offering plenty of storage. Outside, enjoy a spacious backyard with a two-tiered deck, privacy fence, and a double detached garage. Upstairs, you'II find three bedrooms with laminate flooring and a four-piece main bath. The primary suite is a true retreat, complete with a beautiful ensuite and walk-in closet. The fully finished basement, with a side entrance, three large windows, a generous rec room, bedroom, and four-piece bathroom, is perfect for entertaining or guests. This home shows like newâ€"don't miss your chance to see it!

Built in 2020

#### **Essential Information**

MLS® # E4459198 Price \$499,900

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 September 23rd, 2025

Days on Market 42

Zoning Zone 82

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