

Courtesy Of Kelly A Grant Of Sweetly

## \$540,000 - 4805 35 Street, Beaumont

MLS® #E4421935

**\$540,000**

3 Bedroom, 2.50 Bathroom, 2,158 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

This beautiful 2,157 sq.ft. 2-storey home in the community of Forest Heights, Beaumont is perfect for families! Bright and sunny main floor boasts an open-concept design, featuring a spacious kitchen with stainless steel appliances, a large kitchen island, stunning quartz countertops and a walk-through pantry. The living room is highlighted by a cozy fireplace and soaring ceiling, while the generous dining area is perfect for entertaining guests. A convenient office/flex room plus a 2-pc powder room completes the main floor. Upstairs, you'll find three bedrooms, including a luxurious primary suite with a 5-pc ensuite bathroom and walk-in closet, and brand-new carpet throughout. The bonus room is ideal for a 2nd family room, playroom, or media space, and the upper floor laundry adds extra convenience. Enjoy your private, fully fenced backyard with a deck - perfect for relaxing or hosting summer BBQs. The home is ideally located near all amenities. Don't miss the opportunity to make it yours!

Built in 2018

### Essential Information

MLS® #	E4421935
Price	\$540,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,158
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4805 35 Street
Area	Beaumont
Subdivision	Forest Heights (Beaumont)
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2C4

### **Amenities**

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, No Back Lane, Park/Reserve,

Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### School Information

Elementary École Beau Meadow School  
Middle École J.E. Lapointe School  
High École J.E. Lapointe School

### Additional Information

Date Listed February 18th, 2025  
Days on Market 23  
Zoning Zone 82

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