

## \$599,999 - 4803 35 Street, Beaumont

MLS® #E4463069

**\$599,999**

5 Bedroom, 2.50 Bathroom, 2,347 sqft

Single Family on 0.00 Acres

Forest Heights (Beaumont), Beaumont, AB

Nestled in the beautiful Forest Heights neighbourhood, this stunning one-owner property boasts a spacious full-feature foyer, main floor den/bedroom, powder room, and an open-concept kitchen flowing into a grand open-to-below living and dining area. The main floor also features a practical walk-through pantry and conveniently located laundry. Upstairs, the master bedroom offers a luxurious five-piece en-suite, alongside three additional bedrooms, a shared three-piece washroom, and a cozy bonus room perfect for family relaxation. Outdoor living is enhanced by a full-size deck overlooking a beautifully landscaped and fenced yard, blending functionality, comfort, and style seamlessly.

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463069  |
| Price          | \$599,999 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,347     |
| Acres          | 0.00      |
| Year Built     | 2019      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4803 35 Street            |
| Area        | Beaumont                  |
| Subdivision | Forest Heights (Beaumont) |
| City        | Beaumont                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T4X 2C4                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator-Energy Star, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                   |
| Stories           | 2                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | Full, Unfinished                                                                            |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 25                 |
| Zoning         | Zone 82            |

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