

\$759,900 - 4006 35 Street, Beaumont

MLS® #E4464847

\$759,900

4 Bedroom, 4.00 Bathroom, 2,530 sqft
Single Family on 0.00 Acres

Azur, Beaumont, AB

Stunning 5-Bedroom Luxury Home with Walkout Lot and High-End Finishes Discover this beautifully designed 2,530 sq. ft. home featuring high-end finishes and a thoughtfully planned layout on an almost 10,000 sq. ft. walkout lot. The main floor offers a spacious bedroom with a full bath, perfect for guests or multigenerational living. The open-to-above great room creates an airy, elegant feel, while the modern kitchen and separate spice kitchen make cooking a dream. Upstairs, youâ€™ll find 4 generously sized bedrooms and 4 bathrooms, providing plenty of space and privacy for the whole family. The covered deck overlooks the large backyardâ€”ideal for entertaining or relaxing while enjoying the view. A rare combination of luxury, functionality, and styleâ€”this home is perfect for families seeking comfort and sophistication.

Built in 2025

Essential Information

MLS® #	E4464847
Price	\$759,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,530
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4006 35 Street
Area	Beaumont
Subdivision	Azur
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3G6

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Walkout Basement
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Golf Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 5th, 2025
Days on Market	12
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 17th, 2025 at 9:47am MST