

\$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	2
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 7th, 2025 at 10:17am MST