

Courtesy Of Yad Dhillon Of Nationwide Realty Corp

## **\$629,900 - 4319 36 Street, Beaumont**

MLS® #E4458801

**\$629,900**

4 Bedroom, 4.00 Bathroom, 2,209 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

**\*\* TWO MASTER BEDROOM ON UPPER LEVEL & 26 POCKET LOT\*\***This residence features a total of 4 Bedrooms and 4 Bathrooms. It is a newly Elegant home offer main floor FULL BED & BATH, SPICE KITCHEN, OPEN TO BELOW and SIDE ENTRANCE. Total of 4 BEDS and 3 Full BATHS. The main floor offers an open concept entertaining area w/Kitchen, dining & living room. The kitchen offers a large island w/eating bar & Quartz counter tops, a large dining space and a pantry .With high ceilings that are open to the second level and a cozy fireplace, the living room is the perfect space and lots windows to gather the family. Completing this floor is 1 full bath & a bedroom/den. Upstairs you will find the additional 4 bedrooms (including the HUGE master w/ private ensuite), a bonus room, laundry & the third bathroom. The basement has a SEPARATE ENTRANCE and awaits your personal touch.Only minutes to Edmonton and a short drive to the Airport, Anthony Henday, Calgary Trail & Shopping Centres.



Built in 2025

### **Essential Information**

MLS® #	E4458801
Price	\$629,900

Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,209
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4319 36 Street
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3G8

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke, No Smoking Home
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Park/Reserve, Schools, Shopping Nearby
Roof	Vinyl Shingles
Construction	Wood, Stone, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            September 20th, 2025

Days on Market      58

Zoning                 Zone 82

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Listing information last updated on November 16th, 2025 at 11:17pm MST