

\$759,500 - 4000 44 Avenue, Beaumont

MLS® #E4428622

\$759,500

5 Bedroom, 3.00 Bathroom, 2,506 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

****CORNER LOT**BIG WINDOWS**FULLY UPGRADED**BEAUMONT TRIOMPH NEIGHBOURHOOD****

This custom-built home features 5 bedrooms and 4 bathrooms, located on a spacious 38-pocket lot with a triple garage. It offers a bright, open to Below which give ample space, main floor with a full bedroom and bath, spice kitchen, covered deck. The upper level includes a large bonus room, a luxurious master bedroom with an indented ceiling and feature wall, and 4 additional bedrooms. Situated in the desirable Triumph neighborhood, this home combines style, space, and a prime location. Side entry to basement and you can finish basement with your personal touch.

Built in 2023

Essential Information

MLS® #	E4428622
Price	\$759,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,506
Acres	0.00
Year Built	2023
Type	Single Family



Sub-Type Detached Single Family
Style 2 Storey
Status Active

Community Information

Address 4000 44 Avenue
Area Beaumont
Subdivision Triomphe Estates
City Beaumont
County ALBERTA
Province AB
Postal Code T4X 1G9

Amenities

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, 9 ft. Basement Ceiling
Parking Triple Garage Attached

Interior

Appliances Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Washer
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 Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed April 2nd, 2025
Days on Market 8

Zoning

Zone 82

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