

\$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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Listing information last updated on April 10th, 2025 at 8:02pm MDT