

# \$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	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 April 4th, 2025 at 3:32am MDT