

# **\$1,149,998 - 4408 39 Street, Beaumont**

MLS® #E4438821

**\$1,149,998**

5 Bedroom, 5.00 Bathroom, 3,690 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Experience luxury living in this meticulously designed WALKOUT home with 5-bedroom, 5-bathroom in Beaumont's prestigious Triomphe Estates backing to trail. Spanning over 3,680 sqft, this home has state-of-the-art boiler system providing in-floor heating across the main and basement levels, each with individual thermostats. The whole-house hot water recirculation ensures instant hot water at all fixtures, complemented by a water softener system. The HVAC system features zoned climate control with separate dampers for personalized comfort. The heated triple garage includes RV access and a through door to the backyard, while the heated garage also houses a washer and sink with hot and cold taps. Main floor living, dining, kitchen, spice kitchen, family area, full br & full bath. Upstairs, spacious bonus room & 4 master bedrooms with their own ensuite & a spacious laundry room. Situated on a pie-shaped lot in a quiet cul-de-sac, this home combines elegance with modern convenience.

Built in 2018

## **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4438821    |
| Price    | \$1,149,998 |
| Bedrooms | 5           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 3,690                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4408 39 Street   |
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 2B7          |

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home, Walkout Basement |
| Parking   | RV Parking, Triple Garage Attached                                                |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dryer, Oven-Microwave, Stove-Countertop Gas, Stove-Gas, Washer, Refrigerators-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                          |
| Stories           | 2                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                                   |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 15             |
| 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 June 12th, 2025 at 2:02am MDT