

## \$830,000 - 3901 44 Avenue, Beaumont

MLS® #E4453098

**\$830,000**

5 Bedroom, 4.50 Bathroom, 2,784 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

The one that truly has it all ! This property offers 3,000+ sq ft of thoughtfully designed living space. Complete with a side entrance, A/C, heated triple garage, fully finished basement with 2 bedrooms & new herringbone flooring throughout the main level. From the moment you step into the grand foyer with 17-foot ceilings, youâ€™ll be captivated by the elegant details & spacious layout. The main floor features a bright open-concept kitchen sure to impress with quartz island, walk-through pantry, cozy gas fireplace & a den. Upstairs features a bonus room, 2 spacious bedrooms each with a 4-piece ensuite & walk-in closet. The luxurious primary suite includes a spa-like 5 piece bath with his & her sinks, a jetted tub, tile shower & walk-in closet. The finished basement adds flexibility with 2 bedrooms, a large rec room, wet bar, electric fireplace & 4 piece bath. Perfect for guests or an in-law suite ! This is the total package. Style, space & comfort all in one stunning home.

Built in 2018

### Essential Information

MLS® # E4453098

Price \$830,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,784                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3901 44 Avenue   |
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 2B7          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Wet Bar          |
| Parking   | Triple Garage Attached |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                             |
| Fireplaces        | Stone Facing                                                                                                                                                    |
| Stories           | 3                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                  |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Vinyl                              |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 26                |
| Zoning         | Zone 82           |

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Listing information last updated on September 9th, 2025 at 10:02pm MDT