

\$649,000 - 3505 44 Avenue, Beaumont

MLS® #E4458222

\$649,000

3 Bedroom, 3.00 Bathroom, 2,120 sqft
Single Family on 0.00 Acres

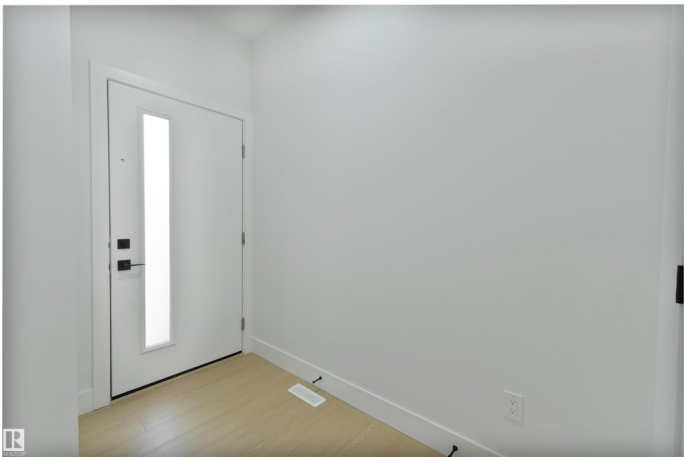
Triomphe Estates, Beaumont, AB

Welcome to this stunning 2120 sq ft home in the desirable Triomphe community of Beaumont. This beautifully designed property features 4 spacious bedrooms and 3 full bathrooms, offering both comfort and functionality for the modern family. The main floor showcases a bright open-concept layout with a stylish kitchen, dining area, and an impressive open-to-below great room that brings in an abundance of natural light. Upstairs, youâ€™™ll find three well-appointed bedrooms, including a luxurious primary suite with a spa-inspired ensuite. Crafted with beautiful finishes throughout, this home combines quality and elegance in every detail. Located in the family-friendly Triomphe community, youâ€™™ll enjoy nearby parks, schools, and all the amenities Beaumont has to offer. Note: The actual finishes will differ slightly as photos are from another home.

Built in 2025

Essential Information

MLS® #	E4458222
Price	\$649,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,120



Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3505 44 Avenue
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3G9

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft.
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 17th, 2025
-------------	----------------------

Days on Market 27

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 October 14th, 2025 at 8:47pm MDT