

# \$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 14

## Zoning

## Zone 82

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Listing information last updated on April 16th, 2025 at 7:47pm MDT