

\$835,000 - 3901 44 Avenue, Beaumont

MLS® #E4441435

\$835,000

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® # | E4441435 |
| Price | \$835,000 |
| 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 | June 10th, 2025 |
| Days on Market | 52 |
| Zoning | Zone 82 |

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Listing information last updated on August 1st, 2025 at 7:02pm MDT