

# \$525,000 - 4409 37 Street, Beaumont

MLS® #E4448145

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,688 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Located in one of Beaumont’s most desirable communities, this stunning home offers 1642 sq ft of stylish living space. Just steps from top-rated schools, parks, and playgrounds, it’s perfect for families. Inside, you’ll find upgraded finishes throughout, including quartz countertops, luxury vinyl plank flooring, and custom cabinetry. The main level features a bright open-concept layout with a spacious living area, modern kitchen, and a versatile den—ideal for a home office or study. Upstairs, enjoy three generously sized bedrooms, including a beautiful primary suite with walk-in closet and a 4-piece ensuite. With 2.5 bathrooms and thoughtful design throughout, this home combines comfort, elegance, and convenience in an unbeatable location. Potential for legal suite in basement.

Built in 2023

## Essential Information

MLS® #	E4448145
Price	\$525,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,688



Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4409 37 Street
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2X1

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### Additional Information

Date Listed	July 15th, 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 July 30th, 2025 at 7:02am MDT