

# \$425,000 - 4437 38 Street, Beaumont

MLS® #E4461250

## \$425,000

3 Bedroom, 2.50 Bathroom, 1,389 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Welcome to Triomphe Estates, a quiet and welcoming community in SE Beaumont—just 10 minutes from Edmonton! This stunning Montorio-built townhome blends modern comfort with thoughtful design. The open-concept main floor features a stylish kitchen with stainless steel appliances, quartz countertops, and a spacious pantry. Upstairs, you’ll find two bedrooms, a full bathroom, and a generous primary suite complete with a walk-in closet and 4-piece ensuite. Convenient upstairs laundry makes everyday living a breeze. The large double garage and expansive parking pad provide space for up to four vehicles—perfect for families or guests. Step outside to the beautiful back deck, ideal for entertaining or simply relaxing in the peaceful surroundings.

Built in 2018

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461250  |
| Price          | \$425,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,389     |
| Acres          | 0.00      |



|            |                      |
|------------|----------------------|
| Year Built | 2018                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4437 38 Street   |
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 2X1          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                 |
| Appliances        | Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                        |
| Stories           | 2                                                                                                                |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Unfinished                                                                                                 |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                            |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Stone, Vinyl                                                                                            |
| Foundation        | Concrete Perimeter                                                                                            |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 6th, 2025 |
|-------------|-------------------|

Days on Market 33

Zoning Zone 82

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