

# \$649,000 - 3505 44 Avenue, Beaumont

MLS® #E4458222

## \$649,000

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

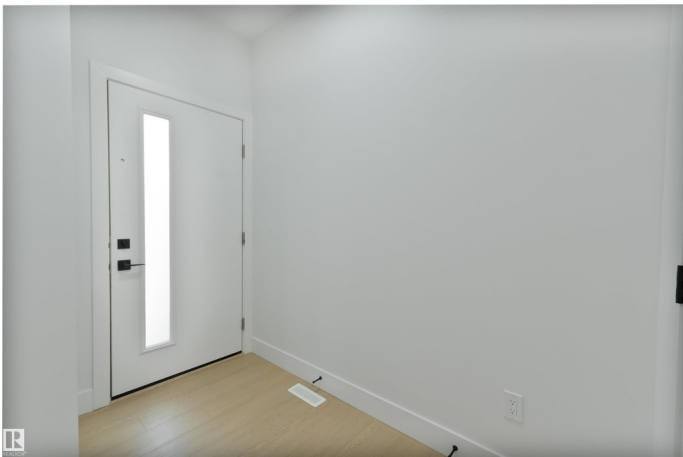
Triomphe Estates, Beaumont, AB

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
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Days on Market 1

Zoning Zone 82

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Listing information last updated on September 18th, 2025 at 5:32am MDT