

\$889,900 - 4417 39 Street, Beaumont

MLS® #E4432824

\$889,900

4 Bedroom, 4.50 Bathroom, 2,873 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

This impressive 2,855 square foot home features a finished basement and a triple garage, with exceptional floor plan with modern finishes and upgrades. Situated in a desirable cul-de-sac, it boasts a spacious pie-shaped lot. The inviting foyer leads into a Great Room, complete with a granite fireplace, and a sizable kitchen equipped with built-in appliances, attractive cabinetry, engineered hardwood flooring, and quartz countertops. A generous pantry connects to a large mudroom and finished garage. The kitchen seamlessly opens to a 20-foot cedar deck, offering picturesque views. On the upper level, you will find an expansive bonus room, a primary suite featuring a luxurious five-piece bath, two additional bedrooms sharing a Jack and Jill bath, and one bedroom with its own ensuite. All rooms are spacious, ideal for a growing family, with the convenience of a nearby laundry room. The basement, with separate entrance, includes a wet bar, two bedrooms, family room. Notable upgrades encompass a full appliance pkg.

Built in 2019

Essential Information

MLS® # E4432824

Price \$889,900



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 4.50 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,873 |
| Acres | 0.00 |
| Year Built | 2019 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 4417 39 Street |
| Area | Beaumont |
| Subdivision | Triomphe Estates |
| City | Beaumont |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 2B7 |

Amenities

| | |
|----------------|--|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 6 |
| Parking | Triple Garage Attached |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Cul-De-Sac, Landscaped, No Back Lane, No Through Road, Schools, Shopping Nearby, Stream/Pond |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 120 |
| 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 August 23rd, 2025 at 6:17pm MDT