

\$830,000 - 3901 44 Avenue, Beaumont

MLS® #E4453098

\$830,000

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® # E4453098

Price \$830,000

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	August 15th, 2025
Days on Market	9
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 24th, 2025 at 1:47am MDT