

## \$850,000 - 3901 44 Avenue, Beaumont

MLS® #E4432696

**\$850,000**

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® #   | E4432696  |
| Price    | \$850,000 |
| 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   |
| 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    | April 25th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 82          |

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Listing information last updated on May 4th, 2025 at 3:17pm MDT