

## **\$918,800 - 4405 Triomphe Gate, Beaumont**

MLS® #E4458178

**\$918,800**

4 Bedroom, 4.00 Bathroom, 3,223 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Welcome to Triomphe Estates! Located in a quiet CUL-DE-SAC, this magnificent home offers over 3,222 sqft+ of finished living space, 5 bedrooms, 4 full baths, SPICE KITCHEN & WALKOUT BASEMENT! The main floor features 18-ft ceilings, expansive panel windows & feature wall fireplace! The dining area overlooking a fully fenced backyard gives direct access to the MAIN FLR BALCONY. The Chef-inspired gourmet kitchen features a U-SHAPED ISLAND, QUARTZ COUNTERTOPS & a double-wide refrigerator! A SPICE KITCHEN is complete w/ a 2nd set of appliances! A 5th bedroom & full bath complete the main flr! The glass & solid wood winder staircase leads you to the upper floor w/ 4 bedrms, incl a primary bedrm w/ 5 -pc ensuite, walk-in closet & UPPER BALCONY access! A BONUS ROOM, laundry rm, 2nd bedrm w/ 3 pc ensuite & access to a 2nd UPPER FLR BALCONY, 2 add. bedrms & common 3-pc bath complete this floor. The walkout basement gives endless possibilities to create you extra living space! WALKING DISTANCE TO A MAN-MADE LAKE!

Built in 2020

### **Essential Information**

MLS® #                    E4458178

Price                     \$918,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 3,223                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4405 Triomphe Gate |
| Area        | Beaumont           |
| Subdivision | Triomphe Estates   |
| City        | Beaumont           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 0C3            |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Ceiling 10 ft., Closet Organizers, Deck, Walkout Basement, See Remarks |
| Parking Spaces | 8                                                                      |
| Parking        | Triple Garage Attached                                                 |

### Interior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                            |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                         |
| Fireplaces        | Tile Surround                                                                                                                                                                               |
| Stories           | 2                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                                                                            |

### Exterior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                         |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                            |
| Construction      | Wood, Stone, Stucco                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                          |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Calmar Elementary School   |
| Middle     | Calmar Secondary School    |
| High       | Leduc Composite Highschool |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 15                   |
| 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 October 2nd, 2025 at 5:17am MDT