

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

MLS® #E4458222

## \$649,000

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

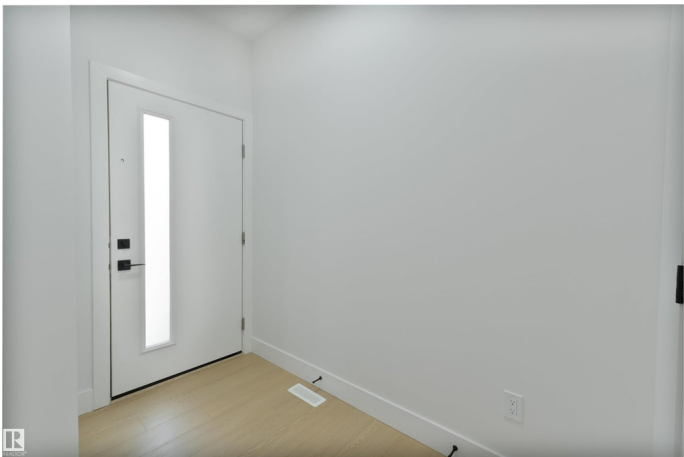
Triomphe Estates, Beaumont, AB

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 |
|-------------|----------------------|

Days on Market 9

Zoning Zone 82

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Listing information last updated on September 25th, 2025 at 10:47pm MDT