

**\$720,000**

Triomphe Estates, Beaumont, AB

Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4440081      |
| Price          | \$720,000     |
| Bedrooms       | 7             |
| Bathrooms      | 5.00          |
| Full Baths     | 5             |
| Square Footage | 2,241         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4383 37 Street   |
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 3A7          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 2   |
| Parking        | Double Garage Detached  |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Wall Mount                |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed June 3rd, 2025

Days on Market 6

Zoning Zone 82

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Listing information last updated on June 9th, 2025 at 6:47am MDT