

\$649,900 - 3509 44 Avenue, Beaumont

MLS® #E4433098

\$649,900

3 Bedroom, 3.00 Bathroom, 2,119 sqft
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Seize this presale opportunity in the desirable Triomphe Community in Beaumont. This beautifully designed home offers 4 bedrooms, 3 bathrooms, a spacious bonus room, and a striking open-to-below concept that brings in abundant natural light. It is perfect for families looking for style, space, and serenity, and will be ready for possession this September. A spice kitchen is available as an optional upgrade. Additional 24' and 26' pocket lots are available in the Triomphe community. Disclaimer: The house is not constructed yet and the images shown are for illustration purposes only. Final finishes may vary.

Built in 2025

Essential Information

MLS® #	E4433098
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,119
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey



Status Active

Community Information

Address 3509 44 Avenue
Area Beaumont
Subdivision Triomphe Estates
City Beaumont
County ALBERTA
Province AB
Postal Code T4X 2B8

Amenities

Amenities Ceiling 9 ft.
Parking Double Garage Attached

Interior

Interior Features ensuite bathroom
Appliances Garage Control, Garage Opener, Hood Fan
Heating Forced Air-1, Natural Gas
Stories 2
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Concrete
Exterior Features Airport Nearby, Playground Nearby, Shopping Nearby
Roof Asphalt Shingles
Construction Concrete
Foundation Concrete Perimeter

Additional Information

Date Listed April 26th, 2025
Days on Market 5
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 May 1st, 2025 at 5:02pm MDT