

## \$759,900 - 4000 44 Avenue, Beaumont

MLS® #E4457368

**\$759,900**

5 Bedroom, 3.00 Bathroom, 2,506 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

**\*\*CORNER LOT\*\*BIG WINDOWS\*\*FULLY UPGRADED\*\*BEAUMONT TRIOMPH NEIGHBOURHOOD\*\*** This custom-built home features 5 bedrooms and 4 bathrooms, located on a spacious 38-pocket lot with a triple garage. It offers a bright, open to Below which give ample space, main floor with a full bedroom and bath, spice kitchen, covered deck. The upper level includes a large bonus room, a luxurious master bedroom with an indented ceiling and feature wall, and 4 additional bedrooms. Situated in the desirable Triumph neighborhood, this home combines style, space, and a prime location. Side entry to basement and you can finish basement with your personal touch.

Built in 2023

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4457368      |
| Price          | \$759,900     |
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 2,506         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Single Family |



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

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4000 44 Avenue   |
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 1G9          |

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, 9 ft. Basement Ceiling |
| Parking   | Triple Garage Attached                                                            |

### Interior

|              |                                                                                                                                             |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                                                   |
| Fireplace    | Yes                                                                                                                                         |
| Fireplaces   | None                                                                                                                                        |
| Stories      | 2                                                                                                                                           |
| Has Basement | Yes                                                                                                                                         |
| Basement     | Full, Unfinished                                                                                                                            |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                       |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Stone, Vinyl                                                       |
| Foundation        | Concrete Perimeter                                                       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 50                   |

## Zoning

## Zone 82

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Listing information last updated on October 30th, 2025 at 9:47pm MDT