

Courtesy Of Sarah Barry Of Initia Real Estate

\$800,000 - 3901 44 Avenue, Beaumont

MLS® #E4459520

\$800,000

5 Bedroom, 4.50 Bathroom, 2,784 sqft
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Prepare to be impressed by the stunning HERRINGBONE flooring throughout, setting warm and welcoming tones as you walk in. Offering over 4,000 sqft of serious comfort, function, and luxury. The main floor features 17 ft ceilings with an open concept kitchen, perfect for entertaining, while the FULLY FINISHED basement includes a WET BAR, generous rec room, cozy fireplace, and two additional bedrooms—ideal for guests or a growing family. A SEPERATE SIDE ENTRANCE adds convenience, and the HEATED TRIPLE car attached garage offers both space and comfort year-round. Stay cool with central AIR CONDITIONING, and retreat to the luxurious primary suite with a spa-like bathroom, complete with a jetted tub, tiled shower, and large walk-in closet. From top to bottom, this home is full of upgrades and personality—truly an awesome place to call home.

Built in 2018

Essential Information

MLS® #	E4459520
Price	\$800,000
Bedrooms	5
Bathrooms	4.50
Full Baths	4



Half Baths	1
Square Footage	2,784
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3901 44 Avenue
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2B7

Amenities

Amenities	Air Conditioner, Deck, Front Porch, No Smoking Home, Wet Bar
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 25th, 2025
Days on Market	42
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 November 5th, 2025 at 11:17pm MST