

\$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	6

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 September 17th, 2025 at 12:17pm MDT