

\$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 | 52 |
| Zoning | Zone 82 |

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Listing information last updated on June 16th, 2025 at 11:47pm MDT