

\$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	54
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 June 19th, 2025 at 1:02pm MDT