

# \$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
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## 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

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Listing information last updated on June 19th, 2025 at 1:47am MDT