

# \$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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