

# \$494,900 - 4409 37 Street, Beaumont

MLS® #E4455398

**\$494,900**

3 Bedroom, 2.50 Bathroom, 1,697 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

**\*\*BEAUMONT\*\*** offering a warm and inviting atmosphere perfect for families or anyone seeking both comfort and style. The main floor features an open layout that effortlessly connects the living, dining, and kitchen areas, creating an ideal space for entertaining or relaxing. A welcoming foyer, convenient mudroom, and a stylish half bath add to the thoughtful design. Upstairs, youâ€™™ll find a private primary suite with its own ensuite, providing a retreat for rest and relaxation. Two additional bedrooms and a spacious family room give you flexibility for growing needs, guests, or a home office. A full bathroom and laundry area complete this level, ensuring functionality and ease of living. Natural light fills the home, highlighting modern finishes and an elegant flow between rooms. Every detail has been carefully planned to balance practicality with comfort, making it easy to picture your life unfolding here. This property is set in a friendly community, close to parks, schools, and amenities.

Built in 2023

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4455398  |
| Price    | \$494,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,697                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4409 37 Street   |
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 3A7          |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Double Garage Detached                     |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Oven-Microwave, Refrigerator, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| Stories           | 2                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Unfinished                                                                                     |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                 |
| Exterior Features | Airport Nearby, Commercial, Golf Nearby, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 29th, 2025

Days on Market                48

Zoning                              Zone 82

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Listing information last updated on October 16th, 2025 at 6:02am MDT