

# \$800,000 - 3901 44 Avenue, Beaumont

MLS® #E4459520

**\$800,000**

5 Bedroom, 4.50 Bathroom, 2,784 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Prepare to be impressed by the stunning herringbone flooring throughout, setting warm and welcoming tones as you walk in. Offering over 4,000 sqft combined of thoughtfully designed living space, this property combines serious comfort, function, and luxury. The main floor features 17 ft ceilings with an open concept kitchen, perfect for entertaining, while the fully finished basement includes a wet bar, generous rec room, cozy fireplace, and two additional bedrooms—ideal for guests or a growing family. A separate side entrance adds convenience, and the heated triple car attached garage offers both space and comfort year-round. Stay cool with central air conditioning, and retreat to the luxurious primary suite with a spa-like bathroom, complete with a jetted tub, tiled shower, and large walk-in closet. From top to bottom, this home is full of upgrades and personality—truly an awesome place to call home.

Built in 2018

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459520  |
| Price     | \$800,000 |
| Bedrooms  | 5         |
| Bathrooms | 4.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,784                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3901 44 Avenue   |
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 2B7          |

### Amenities

|           |                                                              |
|-----------|--------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Front Porch, No Smoking Home, Wet Bar |
| Parking   | Triple Garage Attached                                       |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                             |
| Fireplaces        | Stone Facing                                                                                                                                                    |
| Stories           | 3                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                  |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                        |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 20                   |
| 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 October 15th, 2025 at 6:47am MDT