

## \$774,900 - 3911 44 Avenue, Beaumont

MLS® #E4434718

**\$774,900**

4 Bedroom, 2.50 Bathroom, 2,185 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Custom-Built Walkout on a Pie Lot! Freshly painted throughout, this one-of-a-kind home offers style, space & functionality. The main floor features a formal dining room & living area with soaring ceilings & abundant natural light. A striking stone gas fireplace provides a cozy focal point with serene backyard views while watching TV. The upgraded kitchen boasts ceiling-height cabinetry, under-cabinet lighting & SS appliances (inc - gas stove). A convenient den/office off the kitchen & a large mudroom complete the main level. Upstairs, you'll find 4 generously sized bedrooms, including the primary with a grand 5-piece ensuite featuring a tiled glass shower & separate tub. The walkout basement, with 9-ft foundation walls, is a blank canvas ready for the new owner's vision. Enjoy your mornings on the large, peaceful deck or unwind in the evening with lawn games in the expansive backyard, which backs onto walking paths for added privacy & green space. Oversized heated double garage, extended driveway & AC!

Built in 2016

### Essential Information

MLS® # E4434718

Price \$774,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,185
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3911 44 Avenue
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2B7

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Deck, Sprinkler Sys-Underground, Vinyl Windows, Walkout Basement, See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Over Sized

### 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-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 6th, 2025
Days on Market	6
Zoning	Zone 82

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