# \$525,000 - 4409 37 St, Beaumont

MLS® #E4436070

## \$525,000

3 Bedroom, 2.50 Bathroom, 1,696 sqft Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Located in one of Beaumont's most desirable communities, this stunning home offers 1642 sq ft of stylish living space. Just steps from top-rated schools, parks, and playgrounds, it's perfect for families. Inside, you'll find upgraded finishes throughout, including quartz countertops, luxury vinyl plank flooring, and custom cabinetry. The main level features a bright open-concept layout with a spacious living area, modern kitchen, and a versatile denâ€"ideal for a home office or study. Upstairs, enjoy three generously sized bedrooms, including a beautiful primary suite with walk-in closet and a 4-piece ensuite. With 2.5 bathrooms and thoughtful design throughout, this home combines comfort, elegance, and convenience in an unbeatable location.



Price

## **Essential Information**

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\$525,000

Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,696







Acres 0.00 Year Built 2023

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 4409 37 St Area Beaumont

Subdivision Triomphe Estates

City Beaumont County ALBERTA

Province AB

Postal Code T4X 2X1

## **Amenities**

Amenities See Remarks

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Playground Nearby, Schools, Shopping Nearby, See

Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 12th, 2025

Days on Market 36

Zoning Zone 82

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