

## \$1,149,998 - 4408 39 Street, Beaumont

MLS® #E4438821

**\$1,149,998**

5 Bedroom, 5.00 Bathroom, 3,690 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Experience luxury living in this meticulously designed WALKOUT home with 5-bedroom, 5-bathroom in Beaumont's prestigious Triomphe Estates backing to trail. Spanning over 3,680 sqft, this home has state-of-the-art boiler system providing in-floor heating across the main and basement levels, each with individual thermostats. The whole-house hot water recirculation ensures instant hot water at all fixtures, complemented by a water softener system. The HVAC system features zoned climate control with separate dampers for personalized comfort. The heated triple garage includes RV access and a through door to the backyard, while the heated garage also houses a washer and sink with hot and cold taps. Main floor living, dining, kitchen, spice kitchen, family area, full br & full bath. Upstairs, spacious bonus room & 4 master bedrooms with their own ensuite & a spacious laundry room. Situated on a pie-shaped lot in a quiet cul-de-sac, this home combines elegance with modern convenience.

Built in 2018

### Essential Information

MLS® #	E4438821
Price	\$1,149,998
Bedrooms	5



Bathrooms	5.00
Full Baths	5
Square Footage	3,690
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4408 39 Street
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2B7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home, Walkout Basement
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dryer, Oven-Microwave, Stove-Countertop Gas, Stove-Gas, Washer, Refrigerators-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	100
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 September 4th, 2025 at 10:17pm MDT