

\$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 21

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 19th, 2025 at 5:17am MDT