

\$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	19
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 June 16th, 2025 at 2:02am MDT