

Courtesy Of Yad Dhillon Of Nationwide Realty Corp

## \$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€™™ 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      22

Zoning                Zone 82

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Listing information last updated on September 20th, 2025 at 11:47am MDT