

\$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 | 66 |
| 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 August 1st, 2025 at 10:32pm MDT