

## \$918,800 - 4405 Triomphe Gate, Beaumont

MLS® #E4458178

**\$918,800**

4 Bedroom, 4.00 Bathroom, 3,223 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

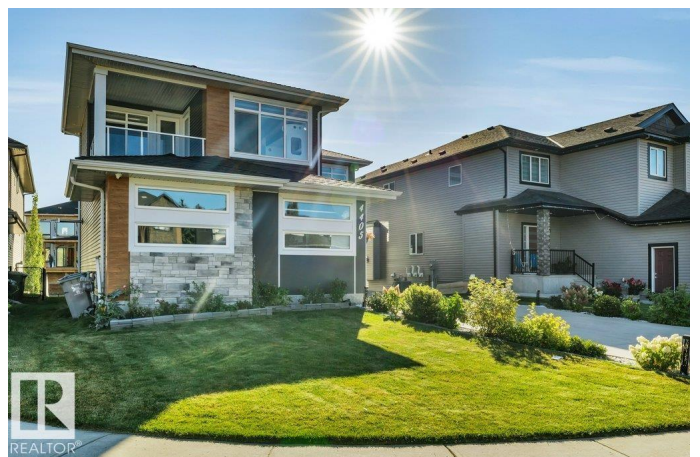
Welcome to Triomphe Estates! Located in a quiet CUL-DE-SAC, this magnificent home offers over 3,222 sqft+ of finished living space, 5 bedrooms, 4 full baths, SPICE KITCHEN & WALKOUT BASEMENT! The main floor features 18-ft ceilings, expansive panel windows & feature wall fireplace! The dining area overlooking a fully fenced backyard gives direct access to the MAIN FLR BALCONY. The Chef-inspired gourmet kitchen features a U-SHAPED ISLAND, QUARTZ COUNTERTOPS & a double-wide refrigerator! A SPICE KITCHEN is complete w/ a 2nd set of appliances! A 5th bedroom & full bath complete the main flr! The glass & solid wood winder staircase leads you to the upper floor w/ 4 bedrms, incl a primary bedrm w/ 5 -pc ensuite, walk-in closet & UPPER BALCONY access! A BONUS ROOM, laundry rm, 2nd bedrm w/ 3 pc ensuite & access to a 2nd UPPER FLR BALCONY, 2 add. bedrms & common 3-pc bath complete this floor. The walkout basement gives endless possibilities to create you extra living space! WALKING DISTANCE TO A MAN-MADE LAKE!

Built in 2020

### Essential Information

MLS® # E4458178

Price \$918,800



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,223
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4405 Triomphe Gate
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0C3

### Amenities

Amenities	Ceiling 10 ft., Closet Organizers, Deck, Walkout Basement, See Remarks
Parking Spaces	8
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Cul-De-Sac, Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Calmar Elementary School
Middle	Calmar Secondary School
High	Leduc Composite Highschool

### **Additional Information**

Date Listed	September 17th, 2025
Days on Market	1
Zoning	Zone 82

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Listing information last updated on September 18th, 2025 at 6:17am MDT