

Courtesy Of Karim N Keshavjee Of RE/MAX River City

## \$449,000 - 4425 38 Street, Beaumont

MLS® #E4424577

**\$449,000**

4 Bedroom, 3.5 Bathroom, 1,718 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Pride of ownership shows everywhere in this 1718 sq ft, 4-bedroom, 2 storey home with 3.5 bathrooms, mostly-developed basement & a double detached garage. Virtually a detached home (only minimally joined to neighbour), the main level features vinyl plank flooring throughout, a modern, & spacious, open-concept plan with a living room thatâ€™s accented by a recessed ceiling, picture window & electric fireplace. Thereâ€™s also ample dining space, a powder room & a gorgeous island-kitchen with two-tone cabinets, contemporary light fixtures, quartz countertops & walk-in pantry. Upper level has bonus room, family bathroom & 3 spacious bedrooms including a primary bedroom with a 4-piece ensuite & two walk-in closets. The substantially-developed basement (with a separate side-entrance) has a 4th bedroom, 4-piece bathroom and potential for a suite (roughed in plumbing and wiring). Alternatively, if a suite was not desired, the open space could be completed to be used as a recreation room.

Built in 2020

### Essential Information

MLS® #	E4424577
Price	\$449,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,718
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	4425 38 Street
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2Y3

### **Amenities**

Amenities	On Street Parking, No Smoking Home, See Remarks
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
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Exterior Features Airport Nearby, Back Lane  
Nearby, Public Swimming  
Shopping Nearby, Ski Hill Ne  
Roof Asphalt Shingles  
Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 7th, 2025  
Days on Market 5  
Zoning Zone 82



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Listing information last updated on March 12th, 2025 at 3:17pm MDT