

# \$535,000 - 4409 37 St, Beaumont

MLS® #E4436070

**\$535,000**

3 Bedroom, 2.50 Bathroom, 1,600 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Located in one of Beaumont’s most desirable communities, this stunning home offers over 1,600 sq ft of stylish living space. Just steps from top-rated schools, parks, and playgrounds, it’s perfect for families. Inside, you’ll find upgraded finishes throughout, including quartz countertops, luxury vinyl plank flooring, and custom cabinetry. The main level features a bright open-concept layout with a spacious living area, modern kitchen, and a versatile den—ideal for a home office or study. Upstairs, enjoy three generously sized bedrooms, including a beautiful primary suite with walk-in closet and a 4-piece ensuite. With 2.5 bathrooms and thoughtful design throughout, this home combines comfort, elegance, and convenience in an unbeatable location.

Built in 2023

## Essential Information

MLS® #	E4436070
Price	\$535,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,600



Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4409 37 St
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2X1

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 12th, 2025
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Days on Market 1

Zoning Zone 82

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Listing information last updated on May 13th, 2025 at 10:17am MDT