

## \$889,900 - 4417 39 Street, Beaumont

MLS® #E4432824

**\$889,900**

4 Bedroom, 4.50 Bathroom, 2,873 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

This impressive 2,855 square foot home features a finished basement and a triple garage, with exceptional floor plan with modern finishes and upgrades. Situated in a desirable cul-de-sac, it boasts a spacious pie-shaped lot. The inviting foyer leads into a Great Room, complete with a granite fireplace, and a sizable kitchen equipped with built-in appliances, attractive cabinetry, engineered hardwood flooring, and quartz countertops. A generous pantry connects to a large mudroom and finished garage. The kitchen seamlessly opens to a 20-foot cedar deck, offering picturesque views. On the upper level, you will find an expansive bonus room, a primary suite featuring a luxurious five-piece bath, two additional bedrooms sharing a Jack and Jill bath, and one bedroom with its own ensuite. All rooms are spacious, ideal for a growing family, with the convenience of a nearby laundry room. The basement, with separate entrance, includes a wet bar, two bedrooms, family room. Notable upgrades encompass a full appliance pkg.

Built in 2019

### Essential Information

MLS® # E4432824

Price \$889,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,873                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4417 39 Street   |
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 2B7          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 6  |
| Parking        | Triple Garage Attached   |
| Is Waterfront  | Yes  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Cul-De-Sac, Landscaped, No Back Lane, No Through Road, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 98               |
| Zoning         | Zone 82          |

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Listing information last updated on July 31st, 2025 at 11:47pm MDT