

# \$525,000 - 4409 37 Street, Beaumont

MLS® #E4448145

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,688 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Located in one of Beaumont’s most desirable communities, this stunning home offers 1642 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. Potential for legal suite in basement.

Built in 2023

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448145  |
| Price          | \$525,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,688     |



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

### Community Information

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

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                          |
| Exterior Features | Airport Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Stone, Vinyl                                          |
| Foundation        | Concrete Perimeter                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 17              |

Zoning

Zone 82

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Listing information last updated on August 1st, 2025 at 6:17pm MDT