

## \$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	114
Zoning	Zone 82

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