

\$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	78
Zoning	Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 12th, 2025 at 8:17pm MDT