

# \$425,000 - 4437 38 Street, Beaumont

MLS® #E4461250

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,389 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Welcome to Triomphe Estates, a quiet and welcoming community in SE Beaumont—just 10 minutes from Edmonton! This stunning Montorio-built townhome blends modern comfort with thoughtful design. The open-concept main floor features a stylish kitchen with stainless steel appliances, quartz countertops, and a spacious pantry. Upstairs, you’ll find two bedrooms, a full bathroom, and a generous primary suite complete with a walk-in closet and 4-piece ensuite. Convenient upstairs laundry makes everyday living a breeze. The large double garage and expansive parking pad provide space for up to four vehicles—perfect for families or guests. Step outside to the beautiful back deck, ideal for entertaining or simply relaxing in the peaceful surroundings.

Built in 2018

## Essential Information

MLS® #	E4461250
Price	\$425,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,389
Acres	0.00



Year Built	2018
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	4437 38 Street
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2X1

### Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 6th, 2025
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Days on Market 2

Zoning Zone 82

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