# \$629,900 - 3612 Triomphe Boulevard, Beaumont

MLS® #E4457533

### \$629,900

4 Bedroom, 3.00 Bathroom, 2,172 sqft Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Welcome to this beautiful 4 bedroom, 3 bathroom home that includes a SPICE KITCHEN, OPEN TO ABOVE IN LIVING ROOM, SIDE SEPARATE ENTRANCE and STAINLESS STEEL APPLIANCES. This home features beautiful luxury vinyl plank, upgraded plumbing and lighting and more. The functional layout offers a bedroom on the main level which can also be used as a den, a full bath, generous dining area, huge living room with fireplace and a breathtaking kitchen. The custom kitchen features soft close cabinets. quartz countertops and fully equipped with stainless steel appliances. Not to forget, the kitchen also includes a spice kitchen that walks through to the mudroom. The upper level is where you will find the additional 3 bedrooms, 2 full bath, bonus room and laundry. The primary bedroom is absolute stunning and includes its own walk-in closet and beautiful 5pc ensuite with his and her sinks.



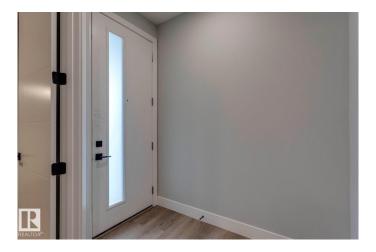
#### **Essential Information**

MLS® # E4457533 Price \$629,900

Bedrooms 4
Bathrooms 3.00







Full Baths 3

Square Footage 2,172 Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 3612 Triomphe Boulevard

Area Beaumont

Subdivision Triomphe Estates

City Beaumont
County ALBERTA

Province AB

Postal Code T4X 3A7

## **Amenities**

Amenities Deck

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator,

Stove-Countertop Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Direct Vent

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Public Swimming Pool, Public Transportation, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed September 12th, 2025

Days on Market 53

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 November 4th, 2025 at 8:47am MST