

## \$700,000 - 4301 38a Street, Beaumont

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MLS® #E4463979

**\$700,000**

4 Bedroom, 3.50 Bathroom, 2,298 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

This corner-lot home in Triomphe Estates is move-in ready with upgrades that add real value to everyday living. The main floor has a bright living area open to above, a dining space, and a kitchen with a central island, upgraded stainless steel appliances, and a gas range. The walk-through pantry leads directly to the oversized heated 18x30 garage. A private office and half bath complete this floor. Upstairs offers a bonus room, a primary suite with walk-in closet and dual-vanity tiled-shower ensuite, two additional bedrooms, a full bathroom, and laundry. The finished basement includes a built-in bar with bar fridge and dishwasher, a large rec area, fourth bedroom, and full bathroom. Outside, the yard is landscaped and fenced with a custom deck, gas BBQ hookup, shed, and Astoria LED exterior lighting (2021). Briggs & Stratton backup generator (2024). Recent updates also include new flooring throughout (2025), upgraded gas range (2025), washer and dryer (2023), fridge (2022), and central AC. Come see it.

Built in 2017

### Essential Information

MLS® # E4463979

Price \$700,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,298                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4301 38a Street  |
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 3B8          |

### Amenities

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, Parking-Extra, Secured Parking |
| Parking Spaces | 4                                                                                                                       |
| Parking        | Double Garage Attached, Front Drive Access                                                                              |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Refrigerator-Energy Star, Storage Shed, Stove-Gas, Washer, Dishwasher-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                               |
| Fireplaces        | None, See Remarks                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                    |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Stone, Vinyl                                                                                                |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Asphalt, Stone, Vinyl                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                         |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 82            |

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Listing information last updated on October 31st, 2025 at 8:32am MDT