# \$639,900 - 3612 Triomphe Boulevard, Beaumont

MLS® #E4438883

### \$639,900

4 Bedroom, 3.00 Bathroom, 2,252 sqft Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Welcome to this beautiful 4 bedroom, 3 bedroom 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.



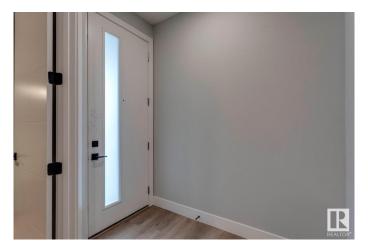
#### **Essential Information**

MLS® # E4438883 Price \$639,900

Bedrooms 4
Bathrooms 3.00







Full Baths 3

Square Footage 2,252 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 May 28th, 2025

Days on Market 35

Zoning Zone 82

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Listing information last updated on July 1st, 2025 at 10:17pm MDT