

## \$385,000 - 4407 4407 38 Street, Beaumont

MLS® #E4437668

**\$385,000**

3 Bedroom, 2.50 Bathroom, 1,378 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Wonderful 2storey attached home by Montorio Homes nestled on a quiet family friendly street. Conveniently located close to Ecole' Beau Meadows School, parks, outdoor rinks, and even a pristine lake/walking trails! Central Air, spacious 9' ceilings, and beautiful quartz countertops. Bright and open main floor with a functional kitchen, family room and a 2 pce bath. The upper level has Everything you need here with 3 bedrooms & 2.5 bathrooms - including a Large primary with ensuite. A generous double detached garage, fenced and fully landscaped yard, ready for you to enjoy. and NO CONDO FEES!

Built in 2021

### Essential Information

MLS® #	E4437668
Price	\$385,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,378
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Residential Attached



4407 38 Street, Beaumont, AB, T4X 2X1  
TOTAL APPROX. FLOOR AREA 1377 SQ.FT. - 128 SQ.M.  
All dimensions are approximate and no responsibility is taken for any error, omission, or misstatement.  
This plan is for illustrative purposes only and should be used as such by the prospective purchaser.

Style	2 Storey
Status	Active

### Community Information

Address	4407 4407 38 Street
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 2Y3

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 21st, 2025
Days on Market	17
Zoning	Zone 82

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Listing information last updated on June 7th, 2025 at 1:17am MDT