

## \$534,999 - 4419 38a Street, Beaumont

MLS® #E4436760

**\$534,999**

4 Bedroom, 3.50 Bathroom, 1,729 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Welcome to this bright and spacious home, where natural light pours in through expansive windows, showcasing the lush, oversized backyard and creating an inviting ambiance throughout. The main floor offers an open-concept layout that seamlessly connects the living room, kitchen, and dining area—perfect for entertaining or enjoying family time. Thoughtful touches like a 2-piece powder room and a convenient main floor laundry add everyday functionality. Upstairs, the grand primary bedroom is a true retreat, featuring elegant double doors and a luxurious 5-piece ensuite with a jacuzzi tub. A spacious bonus room provides flexibility for a family room, home office, or entertainment space. Two additional bedrooms and a full bathroom complete the upper level. The fully finished basement expands your living options with a comfortable recreation area, an extra bedroom, and another full bathroom—ideal for guests or multi-generational living. This home perfectly blends comfort, style, and practicality in a peace

Built in 2017

### Essential Information

MLS® # E4436760

Price \$534,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,729                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4419 38a Street  |
| Area        | Beaumont         |
| Subdivision | Triomphe Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 2B8          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Detectors Smoke  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | Shopping Nearby  |
| Roof              | Asphalt Shingles |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 115            |
| Zoning         | Zone 82        |

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Listing information last updated on September 7th, 2025 at 3:32pm MDT