

Courtesy Of Ray Elwenni and Moe Charara Of Royal Lepage Arteam Realty

# **\$647,000 - 3612 Triomphe Boulevard, Beaumont**

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MLS® #E4427124

**\$647,000**

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 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.



Built in 2025

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4427124  |
| Price     | \$647,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,172                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| 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, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed March 23rd, 2025

Days on Market 8

Zoning Zone 82

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Listing information last updated on March 31st, 2025 at 10:32am MDT