

# \$440,000 - 4316 38 Street, Beaumont

MLS® #E4452570

**\$440,000**

3 Bedroom, 2.50 Bathroom, 1,392 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. NO CONDO FEES. Up for sale is this end unit townhouse in Triomphe, Beaumont. Built in 2022. 1 owner from new. Tastefully upgraded and well maintained. Specs- Montorio built, 3 bed 2.5 bath. 1392 square feet, unfinished basement. Roughed in for future development. 20x20 garage. Central air conditioning, HRV, accent walls throughout house. Stainless steel Samsung appliances. Quartz countertops throughout house. Upstairs laundry with barn door. All ducting and furnace has been cleaned by Alberta furnace on July 31, 2025. Outside has flowers and perennials in a wrap around bed going to the rear of the house. Fully fenced yard. End unit so yard is a good size. Huge herb garden in a raised flower bed in backyard.



Built in 2022

## Essential Information

MLS® #	E4452570
Price	\$440,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,392

Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	4316 38 Street
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 1A1

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detector, Dishwasher, Electric Range, Electric Water Heater, Electric Smart/Programmable Thermostat, Hardwood Floors, In-Unit Laundry, Intercom, Smoke, Front Porch, Hot Water, HRV System
Parking	Double Garage Detached

### Interior

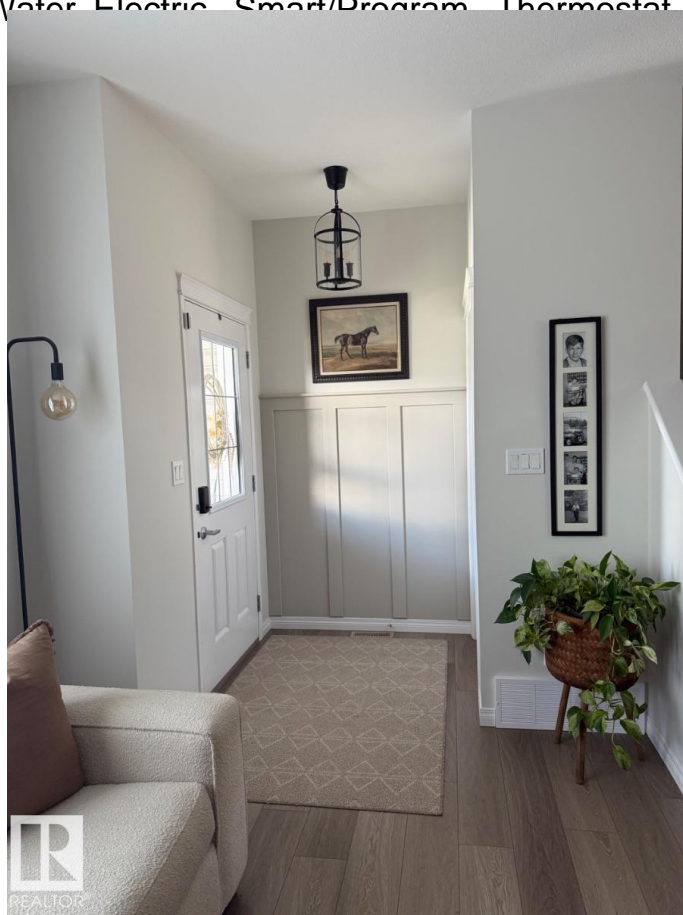
Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 12th, 2025
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Days on Market	3
Zoning	Zone 82

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Listing information last updated on August 15th, 2025 at 5:02pm MDT