

# \$918,000 - 4406 Triomphe Close, Beaumont

MLS® #E4464846

**\$918,000**

4 Bedroom, 4.00 Bathroom, 3,339 sqft  
Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Experience modern luxury and versatility in this immaculate 3300+ SqFt walkout home. Located in a quiet cul-de-sac, it features an open-to-above design, chef's kitchen, spice kitchen, two balconies, and two master suites (four full baths total). The walkout basement provides fantastic potential for two separate legal suites. Includes a triple-car garage and ample parking on a decorative concrete-chipped driveway. High-end finishes and excellent location near schools and shopping.

Built in 2019

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4464846               |
| Price          | \$918,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 3,339                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information



|             |                     |
|-------------|---------------------|
| Address     | 4406 Triomphe Close |
| Area        | Beaumont            |
| Subdivision | Triomphe Estates    |
| City        | Beaumont            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T4X 0C3             |

### **Amenities**

|           |                         |
|-----------|-------------------------|
| Amenities | Patio, Walkout Basement |
| Parking   | Triple Garage Attached  |

### **Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Washer, Oven Built-In-Two |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Stories           | 2                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

### **Exterior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                         |
| Exterior Features | Airport Nearby, Cul-De-Sac, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                     |
| Construction      | Wood, Stucco                                                                         |
| Foundation        | Concrete Perimeter                                                                   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 82            |

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Listing information last updated on November 8th, 2025 at 7:32am MST