

\$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, Smoke, Front Porch, Hot Water, Electric, Smart/Programmable Thermostat, HRV System
Parking Double Garage Detached

Interior

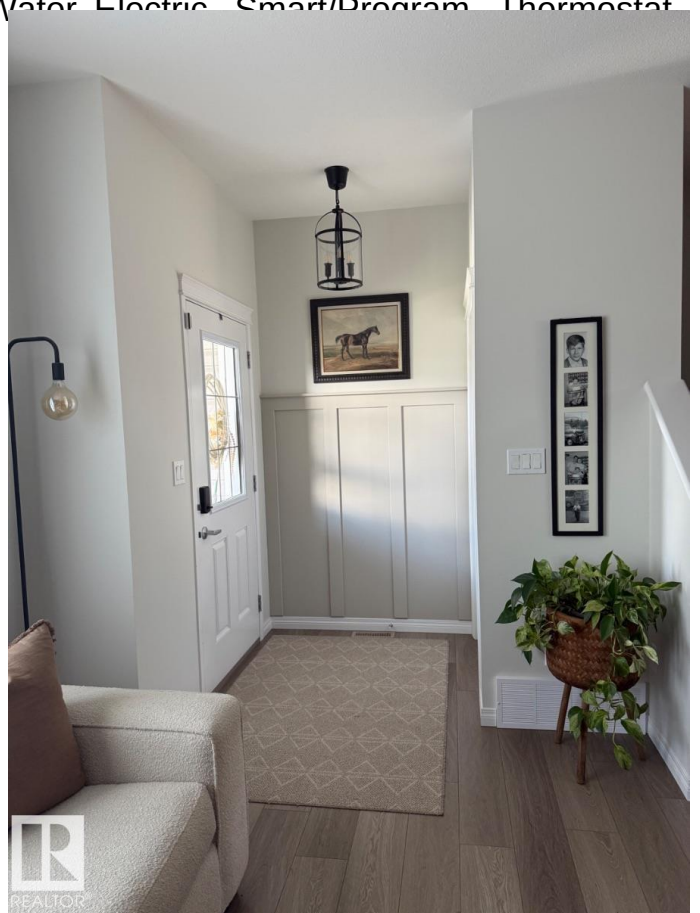
Interior Features ensuite bathroom
Appliances See Remarks
Heating Forced Air-1, Natural Gas
Stories 2
Has Basement Yes
Basement Full, Unfinished

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



Days on Market	7
Zoning	Zone 82

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Listing information last updated on August 19th, 2025 at 1:02am MDT