

## **\$649,000 - 3614 Triomphe Boulevard, Beaumont**

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MLS® #E4427123

**\$649,000**

5 Bedroom, 3.00 Bathroom, 2,252 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Brand new and beautiful sits this stunning 2storey that backs on to greenspace. This home has it all, 5 bedrooms, 3 bathrooms, SPICE KITCHEN, OPEN TO BELOW IN LIVING ROOM and SIDE SEPARATE ENTRANCE. 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 4 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. This home includes a double attached garage and comes with New Home Warranty. This is a must see.



Built in 2024

### **Essential Information**

MLS® #                    E4427123

Price                        \$649,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,252                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 3614 Triomphe Boulevard |
| Area        | Beaumont                |
| Subdivision | Triomphe Estates        |
| City        | Beaumont                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T4X 3A7                 |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Closet Organizers      |
| 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  |
| Fireplace         | Yes  |
| Fireplaces        | Direct Vent  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 23rd, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 12 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 82 |
|--------|---------|

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Listing information last updated on April 4th, 2025 at 10:17am MDT