

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

---

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	28
Zoning	Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 9:02pm MDT