

Courtesy Of Ray Elwenni and Moe Charara Of Royal Lepage Arteam Realty

## **\$647,000 - 3612 Triomphe Boulevard, Beaumont**

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MLS® #E4427124

**\$647,000**

4 Bedroom, 3.00 Bathroom, 2,172 sqft

Single Family on 0.00 Acres

Triomphe Estates, Beaumont, AB

Welcome to this beautiful 4 bedroom, 3 bedroom home that includes a SPICE KITCHEN, OPEN TO ABOVE IN LIVING ROOM, SIDE SEPARATE ENTRANCE and STAINLESS STEEL APPLIANCES. 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 3 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.



Built in 2025

### **Essential Information**

MLS® #	E4427124
Price	\$647,000
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	2,172
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3612 Triomphe Boulevard
Area	Beaumont
Subdivision	Triomphe Estates
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3A7

### **Amenities**

Amenities	Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, 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 7:02am MDT